

MOD 5 CONTRIBUTIONS FRAMEWORK

EDMONDSON PARK

29 AUGUST 2018
FINAL
PREPARED FOR LANDCOM

URBIS

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1. INTRODUCTION

1.1. OVERVIEW

Urbis Pty Ltd. (**Urbis**) was commissioned by Landcom to prepare a contributions framework for a s75W application to modify the Edmondson Park South Concept Plan and *State Environmental Planning Policy (State Significant Precincts) 2005 (Precincts SEPP)*.

This framework addresses Clause 5 of the Secretary's Environmental Assessment Requirements (SEARs) as outlined below in Table 1.

Table 1 – Clause 5 - Secretary's Environmental Assessment Requirements

5. Social infrastructure / contributions and housing affordability
<ul style="list-style-type: none">Outline a contributions framework to deliver an adequate level of local infrastructure to meet the needs of the future population arising from the proposed development. The framework should:<ul style="list-style-type: none">be informed by consultation with Liverpool City Councilbe based on the contributions rates and methodologies within the <i>Liverpool Contributions Plan 2008 – Edmondson Park</i>, with appropriate increased contributions (and clear methodology for calculating increases) where the proposed dwelling densities exceed densities anticipated by the landoutlined the mechanism for local infrastructure contributions, including the terms of any proposed planning agreement.Outline the approximate Special Infrastructure Contributions (SIC) levy payable for the proposalAddress affordable housing within the development, in addition to other mechanisms to improve housing affordability and accessibility to first home buyers.

1.2. BACKGROUND

The NSW Department of Planning (DPE) issued SEARs for a proposed Modification 5 (MOD 5) of the Landcom Town Centre North site on 3 August 2017. Since that time, Landcom has revised the scope of changes to be included in MOD 5 based on changes in the local and regional context. DPE issued revised SEARs in response to the revised scope on 6 July 2018. Clause 5, within the revised SEARs remained unchanged.

1.3. SOCIAL INFRASTRUCTURE ASSESSMENT

A Social Infrastructure Needs Assessment was prepared to identify the required level of local infrastructure to meet the needs of the future population arising from the proposed development.

The revised concept plan seeks to increase the number of dwellings to 3,286 dwellings and will generate a projected population of 7,065 people.

Based on the Social Infrastructure Needs Assessment the following local infrastructure items have been identified:

Table 2 – Social infrastructure recommendations

Social Infrastructure	Recommendation
Child care and afterschool care	One combined childcare and afterschool care facility is recommended to meet the needs of the incoming population of the proposed development.

Social Infrastructure	Recommendation
Primary School	One primary school is recommended to meet the needs of the incoming population. The NSW Government has committed to building a new primary in Edmondson Park in the recent State budget. The Department of Education and Training will be responsible for delivering this school.
Secondary School	One secondary school is recommended to meet the needs of the incoming population. The NSW Government committed to building a new high school in Edmondson Park in the recent State budget. The Department of Education and Training will be responsible for delivering this school.
Community centre	One local level multipurpose community centre is recommended to meet the needs of the incoming population of the proposed development.

2. LOCAL CONTRIBUTIONS

2.1. STRATEGIC CONTEXT

Division 6 of Part 4 of the *Environmental Planning and Assessment Act 1979* gives Council the power to levy contributions from developers for public infrastructure required as a consequence of their development.

Contributions may be in the form of cash payments, transfer or dedication of land to Council or the provision of a material of public benefit (generally known as works in kind). For Council to levy Section 7.11 contributions there must be a clear nexus between the proposed development and the need for the public infrastructure for which the levy is being required.

The following section sets out the strategic context for local contributions with the Liverpool LGA. A review of these policies has informed this contributions framework, as they apply to Edmondson Park North Town Centre.

2.1.1. Liverpool Contributions Plan 2008 (Edmondson Park)

The *Liverpool Contributions Plan 2008 (Edmondson Park)* provides information on the extent of anticipated new development, the extent of new public services and amenities needed to support the new development, and the contributions that the new development must make to fund the public services and amenities.

Where a monetary contribution is imposed upon a development consent, the contribution will be adjusted at the time the contribution is to be paid to reflect the consumer Price Index since the date that consent was granted.

2.1.2. Development Contributions Land Dedication and Works in Kind Policy 2017

The *Liverpool Development Contributions Land Dedication and Works in Kind Policy 2017* establishes a framework for the provision and acceptance of Works in Kind (WIK) in satisfaction of requirements to pay development contributions.

2.1.3. Liverpool Planning Agreement Policy 2016

The *Liverpool Planning Agreement Policy 2016* is a guiding document to establish a fair, transparent and accountable framework governing the use of Voluntary Planning Agreements by Council.

Landcom proposes to enter into a VPA with Council as outlined in Section 5 of this framework.

3. STATE INFRASTRUCTURE CONTRIBUTIONS

Special Infrastructure Contributions (SIC) help fund the delivery of key pieces of state and regional infrastructure required to support a growing population and are imposed through a Ministerial Determination.

3.1. SPECIAL INFRASTRUCTURE CONTRIBUTION LEVY

The relevant Special Infrastructure Contributions (SIC) Levy for the Edmondson Park North Town Centre is the Western Sydney Growth Area SIC.

In accordance with clause 5 of the Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination (the Determination) on 14 January 2011, the SIC levy applies to land zoned industrial (B5, B7, IN1, IN2 IN3 or equivalent) or residential (R1, R2, R3, R4, R5, RE2, E4 or equivalent).

3.1.1. Calculating the SIC levy

The monetary contribution that is payable as a SIC contribution for a relevant development is the amount calculated by applying the contribution rate, as at the date of the payment, to the net developable area in hectares¹ for the development:

Monetary contributions payable = Net developable area (in hectares) x contribution rate (in dollars)

As at 1 July 2018² the SIC rate within the Western Sydney Growth Centre Precinct is \$214,511 per ha of net developable area. The SIC rate is indexed annually on 1 July as outlined in the Determination.

In accordance with clause 10 of the determination, the net developable area does not include the area of any land that the development consent authorises, or requires to be reserved, dedicated or otherwise set aside as, for the purpose of a government school or public reserve (as defined in the *Local Government Act 1993*).

3.1.2. Payment of the SIC levy

Landcom is committed to payment of the SIC levies as they apply to the Landcom Town Centre North site, as outlined in Section 5 of this framework.

¹ Correspondence with DPE indicates there that the SIC rate in relation to any new (or revised) SIC may be based on lot/unit for residential development as distinct from NDA.

² Special Infrastructure Contribution, Western Sydney Growth Areas – Special Contributions Area, <https://www.planning.nsw.gov.au>

4. AFFORDABLE HOUSING

4.1. STATE ENVIRONMENTAL PLANNING POLICY NO 70—AFFORDABLE HOUSING

State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes) (SEPP 70) initially commenced on 7 June 2002. SEPP 70 identifies that there is a need for affordable housing in certain LGAs and describes the kinds of households that affordable housing may be provided for. It also provides the mechanism for the imposition of conditions for the delivery of affordable housing.

SEPP 70 applies to the Sydney Metropolitan area and identifies that there is a need for affordable housing within seven LGAs including Sydney, Willoughby Randwick, Inner West, Northern Beaches, Ryde and Canada Bay.

While SEPP 70 applies to the Liverpool LGA, Council is not able to impose a condition under section 7.32(1) of the *Environmental Planning and Assessment Act 1979* to require the delivery of affordable housing.

4.2. LANDCOM HOUSING AFFORDABILITY AND DIVERSITY POLICY

Landcom has adopted a *Housing Affordability and Diversity Policy* which sets out the requirements to deliver affordable housing and achieve more diverse housing through innovation across Landcom projects (**Appendix A**). The objectives of this program are laid out below:

- *Show corporate and Government leadership and stimulate important industry innovation*
- *Provide a consistent corporate approach to the delivery of housing affordability, and housing diversity through innovation across the project portfolio*
- *Contribute to a city of housing choice, with homes that sustainably meet our needs and lifestyles*
- *Optimise housing supply*
- *Contribute to meeting the breadth of housing needs across a range of incomes and circumstances relevant to Sydney and NSW including delivering housing that bridges the gap between household incomes and market priced housing*
- *Focus on the delivery of Affordable Housing for rent on all projects proximate to jobs and transport*
- *Enable the provision of diverse and innovative housing on all projects responding to the needs in each location and suiting and supporting a diverse population where inequalities are minimised*
- *Encourage financial innovation in procurement, delivery processes and products to deliver housing affordability and diversity in a commercially astute manner, and*
- *Involve productive partnerships with Community Housing Providers and other stakeholders to maximise affordability and diversity outcomes.*

Projects will set out to meet and, where possible, exceed the following commercial commitments:

- Target 5-10 per cent of new homes as Affordable Housing across each project
- Include Housing Diversity Pilot Projects to demonstrate new models where appropriate
- Optimise housing in appropriate locations with design excellence to help meet overall supply needs
- Support housing innovation by pursuing partnerships, tools and opportunities which relate to housing diversity and affordability.

In line with this policy, Landcom has committed to a target of 5-10 per cent affordable housing across the Edmondson Park North Town Centre. The percentage of affordable housing will be defined in the detailed design phase and will inform future development applications.

4.3. HOUSING DIVERSITY

The Edmondson Park Town Centre North revised master plan includes a diversity of housing options to provide for a range of incomes, demographic groups and living preferences. The revised master plan includes a mix of terrace, higher density apartment living and studio housing (fonzie flats).

The revised master plan takes a proactive approach to improving housing diversity and affordability within the South West subregion, in close proximity to the Edmondson Park train station and the future town centre, which provides accessibility and connection to economic opportunity.

5. CONTRIBUTIONS FRAMEWORK

The following section summarises the contributions framework applicable to Landcom Town Centre North.

Landcom is committed to delivering high quality developments which increase the affordability, supply and diversity of housing and are supported by community facilities, infrastructure, open space and employment opportunities to support new communities.

Landcom will work with Liverpool City Council to agree the details of the VPA and the timings for early delivery of facilities where possible, to support the Edmondson Park Town Centre North development and community.

5.1. VOLUNTARY PLANNING AGREEMENT

Landcom proposes to enter into a VPA with Council. Accordingly, a draft Letter of Offer has been formulated and is provided in **Appendix B**.

5.1.1. Rationale and Timing

Part C, Clause 1.8 of the original Concept Plan Approval (MP10_0118), requires the following:

The subsequent subdivision application within each council area must include an offer to enter into a voluntary planning agreement for payment of local infrastructure contributions, with the details of the contributions and the nature of any land dedications or works in kind to be negotiated with the relevant council.

Landcom request that the VPA be finalised in parallel with future development applications of the Landcom Town Centre North. If the VPA is not executed at the time of determination of the first development application for the Landcom Town Centre North, a monetary contribution may be made by the proponent, which would then be offset from the value of the executed VPA.

5.1.2. Consultation with Council

A meeting was held with Liverpool City Council (Council) officers on 2 February 2018 to discuss the proposed Contributions Framework. Additional consultation with Council and the DPE was undertaken in July 2018 in relation to the revised scheme.

Council recommended that any proposal to increase densities within the Edmondson Park North Town Centre should be supported by a Voluntary Planning Agreement (VPA) rather than relying on an amendment to the current section 7.11 Contributions Plan to reflect the increased density.

5.1.3. Scope of the Voluntary Planning Agreement

The draft VPA, subject to consultation with Council, will identify opportunities to deliver WIK to meet the demand generated by the proposed development, will include a component of land dedication to Council and facilitate a timely delivery of local facilities and services. Subject to negotiations and agreement with Council, the VPA may include a component of monetary contributions under the Liverpool Contributions Plan 2008 (Edmondson Park).

Landcom will also include a commitment to deliver between 5-10 per cent affordable housing across the Edmondson Park North Town Centre, consistent with Landcom's Housing Affordability and Diversity Policy.

5.2. MONETARY CONTRIBUTIONS

It is intended that the *Liverpool Contributions Plan 2008 (Edmondson Park)* will apply to the additional development proposed under MOD 5. Further it is proposed that the pre MOD 5 contributions and contributions relevant to MOD 5 be utilised in part to deliver local facilities as WIK.

Any monetary contributions payable would be calculated as follows:

$$\begin{array}{r} \text{Adjusted Contribution Rate (June quarterly adjustment 2018).} \\ \times \\ \text{Concept Plan Approval (440 dwellings) + Increased Dwelling Yield} \\ - \end{array}$$

5.2.1. Levying of contributions

Section 3.7.1 of the *Liverpool Contributions Plan 2008 (Edmondson Park)* specifically relates to the levying of contributions against Landcom. Section 3.7.1 states the following:

Landcom is not required to submit final subdivision plans to Council for certification. Rather, subdivision plans are deposited directly with the Land Titles Office. Contributions (monetary, material public benefits and land transfer) are therefore required to be paid by Landcom to Council prior to the registration of subdivision plans. Any dedication of land to Council, in lieu of monetary contribution, shall be shown on the plan of subdivision.

Contributions will not be levied on subdivisions that do not generate the need for additional amenities, facilities and services, which the Council provides. For example, super lot subdivision or the formation of open space or a school site.

5.3. WORKS IN KIND

Works in Kind (WIK) to be delivered will include provision of one or more of the following public services and facilities:

- Community Facilities
- Recreation Facilities
- Transport and Access Facilities
- Stormwater Management.

Timing for delivery of the WIK and location and size of facilities will be subject to further discussions with Council and will be detailed in the draft VPA. The value of the WIK will be confirmed by appropriate costings.

5.4. SPECIAL INFRASTRUCTURE CONTRIBUTIONS

While Landcom is committed to contributing to the delivery of infrastructure in Edmondson Park through the payment of the Western Sydney Growth Area SIC as they apply to the development within the Landcom Town Centre North site, it will enter into negotiations with DPE to agree an offset against the proposed future school site, ranging from 2 – 4 hectares in size.

6. CONCLUSION

This report has summarised the Contributions Framework applicable to MP10_0118 MOD 5 of the Concept Plan Approval for the Edmondson Park Town Centre North. This framework is supported by a Letter of Offer, which has considered the following elements:

- Section 94 base contribution rates as outlined in the *Liverpool Contributions Plan 2008 (Edmondson Park)*.
- Western Sydney Growth Area Special Infrastructure Contribution (SIC).
- Landcom's affordable housing commitments under the *Housing Affordability and Diversity Policy*

This report fulfils clause 5 of the SEARs and has been informed by consultation with Council and NSW DPE.

Landcom will continue to engage with Liverpool City Council to discuss and agree the detail of the VPA to ensure the early delivery of facilities, and to support the Edmondson Park Town Centre North development and community with supporting infrastructure and community facilities.

DISCLAIMER

This report is dated 29 August 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Landcom (**Instructing Party**) for the purpose of Contributions Framework (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

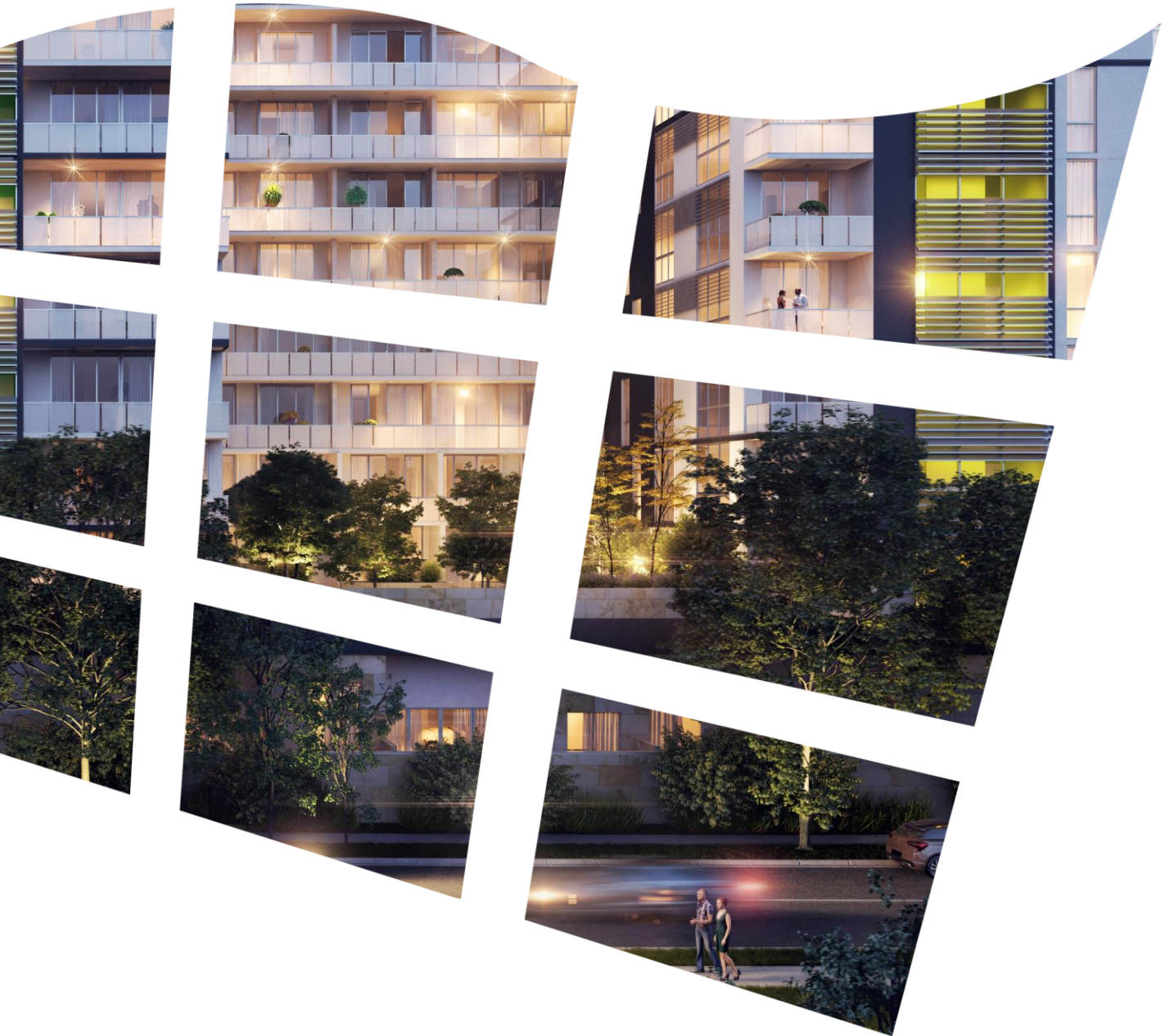
All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A LANDCOM HOUSING AFFORDABILITY & DIVERSITY POLICY



Housing Affordability and Diversity Policy

12 September 2017

Purpose

This Policy sets out the requirements to deliver Affordable Housing and achieve more diverse housing through innovation across Landcom projects.

Policy Objectives

Landcom acknowledges that housing affordability and diversity are core outcomes in delivering project benefits.

Our ambition is to deliver housing affordability and diversity to support our program in a manner which:

- 1 shows corporate and Government leadership and stimulates important industry innovation
- 2 provides a consistent corporate approach to the delivery of housing affordability, and housing diversity through innovation across the project portfolio
- 3 contributes to a city of housing choice, with homes that sustainably meet our needs and lifestyles
- 4 optimises housing supply
- 5 contributes to meeting the breadth of housing needs across a range of incomes and circumstances relevant to Sydney and NSW including delivering housing that bridges the gap between household incomes and market priced housing
- 6 focuses on the delivery of Affordable Housing for rent on all projects proximate to jobs and transport
- 7 enables the provision of diverse and innovative housing on all projects responding to the needs in each location and suiting and supporting a diverse population where inequalities are minimised
- 8 encourages financial innovation in procurement, delivery processes and products to deliver housing affordability and diversity in a commercially astute manner, and
- 9 involves productive partnerships with Community Housing Providers and other stakeholders to maximise affordability and diversity outcomes.

Corporate Commitments

The policy is implemented by each Landcom Project responding to the four Corporate Commitments. These are to be adopted whenever opportunity arises noting that some projects will be progressed past the best point for incorporating this new policy or some aspects of it. Projects will set out to meet and where possible exceed targets.

Corporate Commitment 1

Target 5-10 per cent of new homes as Affordable Housing across each project.

- At a corporate level, Landcom commits to a target of 5-10 per cent Affordable Housing for rent as a proportion of all new housing provided.
- Delivery techniques for Affordable Housing will vary across the portfolio, where possible Landcom will work to provide land to meet its Affordable Housing commitment.
- Individual projects will determine the appropriate target for Affordable Housing based on the opportunity and characteristics of the project, anything below 5 per cent would be by exception and require justification.
- Affordable Housing is to meet the definition in the Environmental Planning & Assessment Act included in Appendix A and be provided by a registered Community Housing Provider.
- Affordable Housing provision is to be located in appropriate locations on site. For practicality small projects will have some flexibility to combine delivery at adjacent sites.
- Landcom is to encourage respondents to Expression of Interest/Request for Quotations EOI/RFQs to form partnerships with Community Housing Providers prior to bidding to demonstrate their ability to deliver on this action. Alternatively a number of sites can be allocated within a precinct/super lot for separate bidding by Community Housing Providers to deliver this housing separately.
- There is flexibility as to the way in which the Affordable Housing is provided in terms or whether it is in a separate dedicated building or mixed with other types of housing.
- There should be no discernible lessening of quality between market housing, Affordable Housing or Housing Diversity.
- Landcom supports the development of the Community Housing sector and therefore project teams may provide practical reasonable assistance to support delivery of this housing – including investigating opportunities under Corporate Commitment 4.

Corporate Commitment 2

Include Housing Diversity Pilot Projects to demonstrate new models where appropriate.

Housing Diversity - Definition

For Landcom purposes, Housing Diversity is defined as housing that falls into any individual or combination of the following categories:

- lower cost market housing in suitable locations for rent or purchase such as compact apartments of various bedroom configurations with high quality design merit and shared spaces - aiming for less than current typical market prices
- new generation boarding houses with high quality shared spaces
- moderately priced housing that is affordable to purchase for households earning up to \$150,000 or 190% of the median income
- rental properties with long term tenures and optional extensions in place
- housing that uses other design innovation resulting in products which include decoupled/optional car parking and are suited to essential service workers, young 'city makers' early in their careers looking for 'starter homes', families with children and downsizers /seniors
- student housing
- retirement housing, and
- housing that promotes innovation in other ways across type, tenure, construction methodology or other mechanisms that make it more attainable to a diversity of income groups.

Trial potential delivery of Housing Diversity by use of competitive/qualitative tender process within projects such as Central to Eveleigh and The Bays.

A review of this commitment will be undertaken once it has been trialled with a view to transition to all Urban Transformation Projects.

- Housing Diversity is market housing but could be owned by a Community Housing Provider or other provider.
- The exact mix/choice of housing adopted for a particular project will be part of the assessment of suitability for that location and part of the competitive tender assessment process that considers both financial and technical aspects including how submissions meet this policy. The exact weighting should be determined by project teams to meet project conditions and needs. The successful approach is then included in the contract for sale.

Corporate Commitment 3

Optimise housing in appropriate locations with design excellence to help meet overall supply needs.

In appropriate locations and where residential uses are permitted, seek to maximise the quantum of housing to mitigate upward pressure on the cost of housing and help meet District Plan housing supply targets.

Landcom also encourages provision of a mix of bedroom configurations to meet the expected future needs of the area and the widespread (at least 20 per cent) adoption of silver performance level Livable Housing principles in all new housing, see definition in Appendix A have regard to adaptability and build-in good design as a fundamental element.

Corporate commitment 4

Support housing innovation by pursuing partnerships, tools and opportunities which relate to housing diversity and affordability

To drive delivery of Affordable Housing and housing diversity, a multi-pronged approach by project teams is needed.

Landcom will continually strive to improve delivery through things like the University roundtable and relevant research. Landcom also supports the use of short and longer term innovations for delivery including partnership with Community Housing Providers, industry and others and a range of tools that will vary from project to project but could include:

Design levers

- Compact apartments, that demonstrate design quality and affordability outcomes
- Reduced car parking
- Encouraging market design innovation to produce lower cost products and diverse housing to suit varying household circumstances
- Cross-subsidised housing mix of market and subsidised housing to support Community Housing provision.

Planning levers

- Housing SEPPs
- Targeted density bonus for inclusion at rezoning stage.

Finance innovation

- Work with other parts of Government and the private sector to maximise project finance opportunities

- Pursue institutional investment in rental housing and a portfolio of developed, operated and managed full rental housing
- Homes for Homes – more information about this charitable initiative to secure funding for low cost housing is available at <http://www.homesforhomes.com.au/>
- Pursue opportunities to utilise relevant funds/initiatives e.g. the Social and Affordable Housing Fund, Clean Energy Finance Corporation and the new affordable housing fund outlined in District Plans.

This is a live list of opportunities which will be refined, added to, prioritised and updated from time-to-time as a rolling program to streamline and improve delivery of Affordable and diverse housing. Landcom will continue to provide leadership by working with other areas of Government toward regulatory reform to assist in removing barriers to innovation.

Application

This Policy applies to all Landcom Projects from 1 January 2017 other than:

- projects where legally binding arrangements are already in place as at 1 January 2017 or where negotiations for those arrangements are substantially concluded as at 1 January 2017
- procurement processes that have been released to market prior to 1 January 2017
- projects with third party landowners where Landcom's role is to perform project delivery or similar services and Landcom is unsuccessful in negotiating the application of this policy to those commercial arrangements, and
- rezoned projects as at 1 January 2017, if the adoption of the policy is prohibitive.

Implementation

Responsibility of Project Teams

Each project will review the project-specific opportunity to achieve or exceed the corporate targets set out in the Policy, based on the characteristics and opportunities of the project.

Key responsibilities

- set out expectations as part of the EOI/RFQ information
- assess submissions and weight the level of achievement of desired affordability and diversity outcomes
- be guided by local housing strategies as to future housing types/mix needed in the Local Government Area and immediately adjacent areas based on evidence and analysis of existing housing stock and demographic projections.

Responsibility of Corporate Affairs

- Review and support project teams
- Ensure corporate targets are met, including review of all exception requests in relation to compliance with this Policy.

Definitions

Please refer to Appendix A which includes definitions and resident and delivery details of important terms: Social Housing, Affordable Housing (rental), Community Housing Provider and Livable Housing Design.

Review and approval of this Policy

Note that this policy represents an initial commitment by Landcom which may be expanded over time, subject to further financial analysis and in line with broader Government Policy.

Landcom will review this Policy every year in consultation with relevant stakeholders.

This Policy is endorsed by the Corporate Management Team and approved by the Board.

Effective Date: 28 October 2016

Appendix A

Definitions

Housing Type	Definition	Resident and Delivery Details
Social Housing	For very low and low income households (those earning less than 50 per cent, or between 50 and 80 per cent of the Sydney Statistical Division median income).	This is Government subsidised rental housing for low income earners and people experiencing disadvantage, accessed through the State housing application system. It is generally owned and/or managed by the Land and Housing Corporation, registered community housing providers or the Aboriginal Housing office. Also includes Public Housing.
Affordable Housing Summary	<p>Housing for very low, low and moderate income households where rent or mortgage payments are below 30 per cent of gross household income.</p> <p>As per the definition in the EP&A Act see below for further description.</p>	
<p>Affordable Housing (rental)</p> <p><i>(FACS website Feb 2016)</i></p>	<p>Affordable housing is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs. As a rule of thumb, housing is usually considered affordable if it costs less than 30 percent of gross household income.</p> <p>It may include a range of housing types and sizes, including single or multi-bedroom units or houses, as well as studio apartments. Eligibility criteria apply.</p> <p>Landcom have also added the additional condition that Affordable Housing be managed by a registered Community Housing Provider. This distinguishes it from</p>	<p>Although affordable housing is sometimes available for purchase, it is most commonly available for rent.</p> <p>Affordable rental housing may be owned by private developers or investors, local governments, charitable organisations or community housing providers. It is usually managed by not for profit community housing providers, and sometimes by private organisations.</p> <p>Affordable housing in NSW has been developed in a range of ways and funded through a mix of sources including government (local/state/Commonwealth) grant or land contributions, planning incentives, philanthropic sources, community housing provider equity contributions and from finance secured against</p>

	<p>low cost housing in the private market and the issue of housing affordability in the private market (and so would not 'count' Landcom dwellings that happen to be within the price range)</p> <p>Landcom include provision for NDIS housing (National Disability Insurance Scheme) within the definition of Affordable Housing.</p>	<p>assets owned by community housing providers.</p> <p>Who are very low to moderate income earners?</p> <p>People described as being on a very low income are those earning less than 50 percent of the NSW or Sydney median income. They include workers in a range of lower paid occupations, particularly in areas such as retail or manufacturing, as well as people earning the minimum wage or who are on an aged or other government benefit.</p> <p>People earning more than 50 percent but less than 80 percent of the median income are described as earning a low income. They include many people working in jobs such as a child care worker, secretary or cleaner.</p> <p>People described as being on a moderate income are those earning between 80 – 120 percent of the median income. They may include people working in occupations such as teaching, policing or nursing, particularly if they are in earlier stages of their careers.</p>
Community Housing Provider	<p>The community housing sector in NSW is regulated by the Registrar of Community Housing.</p> <p>Registration is open to any provider that meets the requirements including demonstrated capacity to meet and achieve ongoing</p>	<p>Community Housing Providers are not-for-profit organisations that provide housing assistance to eligible people on low incomes or who are unable to access appropriate housing in the private market.</p> <p>This includes social housing, affordable housing and supported housing.</p>

	<p>compliance with the National Regulatory Code.</p>	<p>Community housing providers work with a range of partners, including the Department of Family and Community Services (FACS), other non-government organisations, local councils, and private sector partners to develop, deliver and manage these housing products.</p> <p>Some larger providers are developing their own housing stock and have fee-for-service arrangements with private entities to manage properties and tenancies.</p> <p>For a full list of all community housing providers, go to Community Housing Providers by Local Government Area.</p> <p>For registration status of a community housing provider, go to the National Regulatory System for Community Housing website. This register details all nationally-registered Community Housing Providers.</p>
Livable Housing Design	<p>Silver performance level Livable Housing principles include eight measures such as hobless showers and reinforced bathroom walls to support future grabrails, that reduce costs associated with retrofitting a home to improve access in future should it be required.</p>	<p>The Livable Housing Design guidelines were prepared jointly with the development industry and Silver performance level, presents minimal cost according to a Department of Planning study.</p> <p>The Livable Housing Guidelines website has the guidelines at www.livablehousingaustralia.org.au/.</p>

APPENDIX B LETTER OF OFFER



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29 August 2018

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Attention: David Smith (Smithd@liverpool.nsw.gov.au)

Dear Sir,

LETTER OF OFFER – EDMONDSON PARK NORTH TOWN CENTRE

This letter of offer to enter into a Voluntary Planning Agreement (VPA) has been prepared on behalf of Landcom and forms part of the proposed Edmondson Park Town Centre North Contributions Framework, prepared in support of the proposed modification of Concept Plan Approval MP10_0118.

We look forward to progressing discussions on this offer, which we consider will provide significant public benefit for the existing and future community of Edmondson Park North.

This letter is an attachment to the Contributions Framework Summary document submitted with the application to modify the Concept Plan Approval MP10_0118.

1. OVERVIEW

1.1. DEVELOPMENT BACKGROUND

In 2017 Landcom in conjunction with the Office of Strategic Lands (OSL) undertook a master planning exercise to revise the Concept Plan for the future Edmondson Park Town Centre North.

The revised master plan (MP10_0118 MOD 5) has been prepared to accommodate changes to the local and regional context, including changing housing preferences, the delivery of Edmondson Park Train Station, and the future South West Rail Link that will connect Edmondson Park to the Western Sydney Airport and the growing centres in Penrith and Campbelltown.

The proposed changes to the Concept Plan Approval under MOD 5 will allow for increased residential development within the Landcom Town Centre North, up to a total of 3,286 dwellings. This is compared to an approved yield of 440 dwellings under the original Concept Plan Approval. This letter of offer relates to the density increase proposed under MOD 5.

2. PUBLIC BENEFIT OFFER

Landcom proposes to submit for Council's consideration a draft VPA prepared under the Liverpool Planning Agreements Policy adopted by Council on 27 July 2016.

The draft VPA, subject to consultation with Council, will identify opportunities to deliver WIK to meet the demand generated by the proposed development, will include a component of land dedication to Council and facilitate a timely delivery of local facilities and services. Subject to negotiations and agreement with Council, the VPA may include a component of monetary contributions under the Liverpool Contributions Plan 2008 (Edmondson Park).

Landcom will also include a commitment to deliver between 5-10 per cent affordable housing across the Edmondson Park North Town Centre, consistent with Landcom's Housing Affordability and Diversity Policy.

The revised master plan for Edmondson Park Town Centre North also takes a proactive approach to improving housing diversity and affordability within the South West subregion, in close proximity to Edmondson Park train station and the future Frasers town centre, which provides accessibility and connection to economic opportunity.

2.1.1. Rationale and Timing

Part C, Clause 1.8 of the original Concept Plan Approval (MP10_0118) requires an offer to enter into a voluntary planning agreement to be submitted with each subsequent subdivision application to the original Concept Plan Approval.

Landcom request that the VPA be finalised in parallel with future development applications of the Landcom Town Centre North. If the VPA is not executed at the time of determination of the first development application for the Landcom Town Centre North, a monetary contribution may be made by the proponent, which would then be offset from the value of the executed VPA.

2.1.2. Consultation with Council

A meeting was held with Liverpool City Council (Council) officers on 2nd February 2018 to discuss the proposed Contributions Framework for MOD 5. Additional consultation with Council and the NSW Department of Planning (DPE) was undertaken in July 2018.

Council recommended that any proposal to increase densities within the Edmondson Park North Town Centre should be supported by a VPA rather than rely on an amendment to the current section 7.11 Contributions Plan to reflect the increased density.

2.2. MONETARY CONTRIBUTIONS

Any monetary contributions payable would be calculated as follows:



$$\begin{array}{r} \text{Adjusted Contribution Rate (June quarterly adjustment 2018).} \\ \times \\ \text{Concept Plan Approval (440 dwellings) + Increased Dwelling Yield} \\ - \\ \text{Value of Works in Kind} \\ \hline \$ \text{ Contribution Payable} \end{array}$$

2.3. WORKS IN KIND

Works in Kind (WIK) to be delivered will include provision of one or more of the following public services and facilities:

- Community Facilities
- Recreation Facilities
- Transport and Access Facilities
- Stormwater Management.

2.4. TIMING

Timing for delivery of the WIK and location and size of facilities will be subject to further discussions with Council and will be detailed in the draft VPA. The value of the WIK will be confirmed by appropriate costings.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Clare Brown".

Clare Brown
Director



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