

## Affordable Housing Contributions Scheme

### What housing does this Scheme seek to provide?

The Scheme will provide a critically needed supply of affordable, rental housing for our community, when and should certain land be upzoned.

### What change will be included in Byron LEP 2014?

A new Clause for 'Affordable Housing' will be included under Part 6 'Additional Local provisions'.

### Does an affordable housing contribution scheme enable an upzone?

An affordable housing contribution clause in the Byron LEP 2014 and affordable housing contribution scheme does not enable a planning proposal to upzone. This is the function of a Residential Strategy.

Until Council's adopted Residential Strategy is endorsed by the NSW government, the ability for the landowner to seek upzoning to an urban residential zone is not facilitated. Once endorsed, a planning proposal to upzone will then be assessed on its own merits, with community consultation being undertaken.

All land contributed under the scheme must be fit for residential purposes and services including water, sewerage, sealed roads and storm water drainage. It is important to the scheme's success that development remains viable in delivering critically needed affordable housing for the community. The Scheme's Implementation and Delivery Program (IDP) Framework (Appendix C) encourages Council, at the upzoning, to work with the developer and preferred community housing provider on a contribution suitable for the development and community needs and to make this information available for the community as part of this rezoning planning proposal community consultation.

### Why are two tiers shown on the affordable housing contribution areas maps?

The Scheme relates to Council's adopted Residential Strategy investigation areas, all having varying levels of development constraints that need to be considered prior to any upzoning of the land for residential purposes. The affordable housing contribution areas have been categorised under two tiers:

Tier 1: means that subject to site specific investigations, this land can progress to a planning proposal to enable upzoning.

Tier 2: relates to land that has been flagged by the Department of Planning, Industry and Environment as having significant state matters of concern and hence subject to future resolution of these matters before being eligible for upzoning.

The Tier 2 Mullumbimby areas relate to possible impacts on regionally significant farmland and the Tier 2 Byron Bay /Belongil area relates to findings of a coastal hazard assessment that is currently underway.

The Tier 2 affordable housing contribution areas are further explained in Section 5 of the Scheme.

This Scheme applies to both Tier 1 and Tier 2 areas.

## Where can I find out more on how the contribution rate was set?

Section 5 Appendix B – Viability Assessment of the Affordable Housing Contribution Scheme provides the evidence base and assumptions used to determine the contribution rate.

This assessment indicates a rate higher than that proposed by this planning proposal may be viable. Council considered rates at a planning meeting (13 August 2020) as part of the adoption of an Affordable Housing Contribution Policy and set a rate of 20% of the total area of residential lots for development. See [Affordable Housing Contributions Policy and Procedure - Byron Shire Council \(nsw.gov.au\)](https://www.byrongov.au/affordable-housing-contributions-policy-and-procedure) for more details.

## What is a community housing provider?

Community housing providers (CHP) are not-for-profit organisations that build and/or manage housing for eligible people who are unable to access appropriate housing in the private market, usually very low, low and moderate incomes. In NSW, the community housing sector is regulated by the [Registrar of Community Housing \(nsw.gov.au\)](https://www.byrongov.au/registrars-of-community-housing)

## Who are the likely community housing providers for Byron Shire?

There is no current list of CHPs. Once the scheme is in our LEP 2014, accredited community housing provider(s) will be invited to be listed as a preferred provider on a Byron Shire Council CHP Register. Once set, this list will be made available on Council's website.