

Hornsby Precinct Affordable Housing Scheme



Department of Planning, Housing and Infrastructure

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1. Background and strategic context

1.1. Objectives of the affordable housing contribution scheme

The purpose of the Hornsby Precinct Affordable Housing Contribution Scheme (the Scheme) is to provide for the collection of development contributions for the delivery of affordable housing in the Hornsby Shire. This relates to several key objectives including:

- (a) To set out where and at what rates development contributions can be collected for the purpose of affordable housing
- (b) To recognise affordable housing as critical infrastructure to support a sustainable and diverse community and economic growth in Hornsby Shire
- (c) To contribute to meeting the housing needs of very low, low and moderate income households who live and/or work in Hornsby Shire
- (d) To capture some of the increase in land value to landowners via the planning approvals process
- (e) To provide the requirements for making a contribution for affordable housing in accordance with the *Hornsby Local Environmental Plan 2013*.

1.2. Where does the affordable housing contribution scheme apply?

This Scheme applies to land identified within Appendix A referred to as ‘Contribution Areas Mapping’.

Location	Status
Hornsby Town Centre	Accelerated Growth Precinct

Mapping of these locations can be found in Appendix A and are required to make an affordable housing contribution.

1.3. What types of development does the scheme apply to?

The Scheme applies to all types of residential accommodation developments except:

- Exempt development (as outlined in Section 2.2)
- Development solely for the purpose of social and/or affordable housing
- Boarding houses
- Group homes
- Supportive accommodation.
- Alterations to dwelling houses under 200sqm

For development which comprises a mix of market housing and affordable and/or social housing, this Scheme will only apply to the proportion of the market housing within the development.

1.4. Affordable housing need

Housing is critical to basic human needs for shelter, security and connection within communities. The availability of a suitable range of housing is vital to the efficient, equitable, prosperous and sustainable functioning of the area.

Offering more housing choices, including housing that is affordable for very low to moderate income households is needed, to support a socially diverse and inclusive community and to help the local economy function, for example by ensuring sufficient workers are available for local businesses.

In recent decades, continued escalation in house prices and rents across the Sydney Greater Metropolitan Region and in many regional areas of NSW has made it difficult for very low to moderate income households to find housing that is affordable, resulting in increased levels of households in housing stress.

Key indicators demonstrating need in Hornsby Shire LGA for affordable housing:

- the area is identified in the Housing SEPP 2021 as having a need for affordable housing
- there is unmet demand for social and affordable housing in the area
- a significant proportion of very low to moderate income households are in housing stress
- very low to moderate income households cannot afford to purchase or rent housing in the area
- it is difficult for key workers to meet their housing needs
- the amount of affordably priced housing is declining.

Specific interventions are therefore needed to ensure that a diversity of housing, including affordable rental housing is provided.

Evidence Base

In 2021, census data estimate that 1,909 households have an unmet need of affordable housing in the Hornsby Shire LGA. This represents 3.7% of all households within the Hornsby Shire.

As identified in Figure 1.1, very low income households (34%) were the most significantly impacted by rental stress from the 1,909 households with an unmet need for affordable housing in Hornsby Shire.

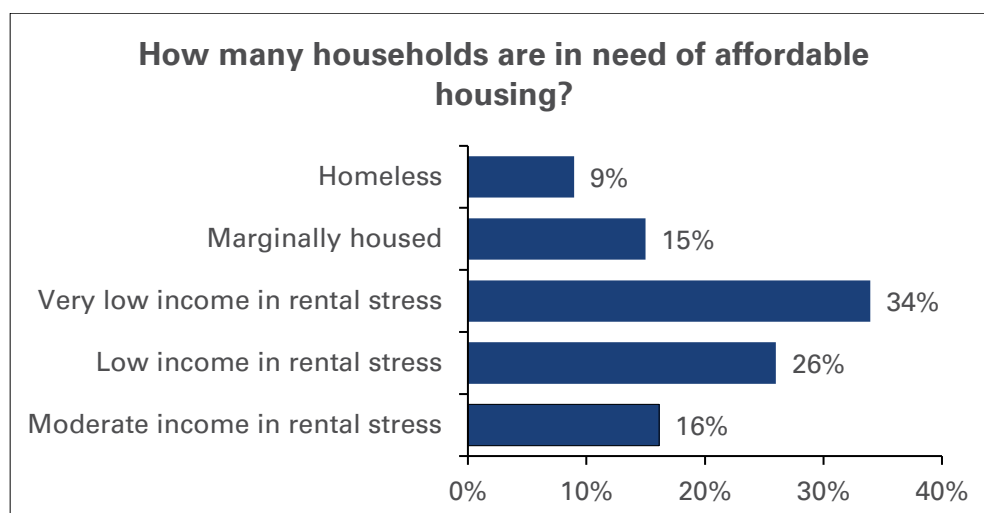


Figure 1. 1 - Households unable to access market priced rental housing, 2021 (Housing .id – ABS Census 2021)

Figure 2.2 shows that various household types are affected by the need for housing variety in affordable housing with families the most in need of access to affordable rental housing in Hornsby Shire.

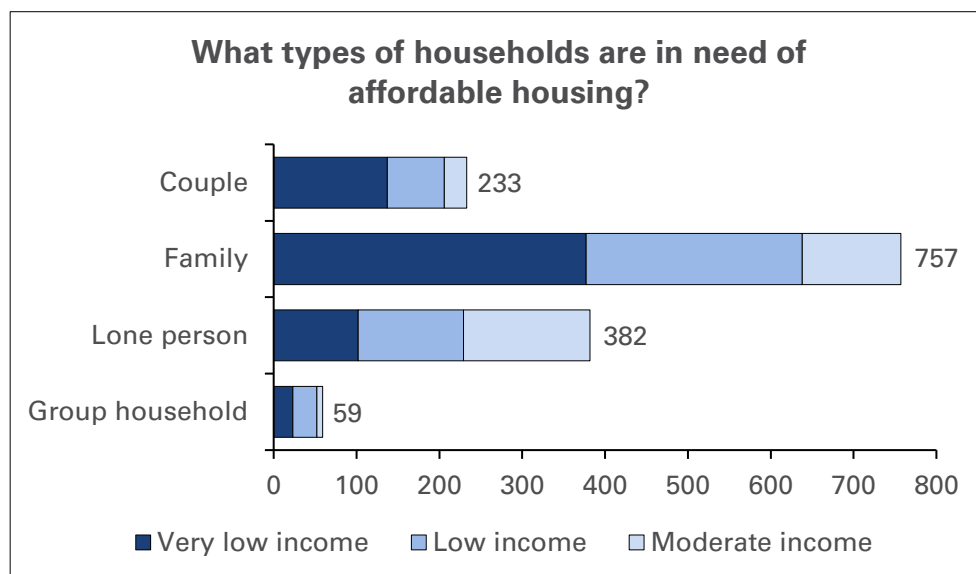


Figure 2. 2 - Households unable to access market priced rental housing by household type, 2021 (Housing .id – ABS Census 2021)

Further analysis on the need for affordable housing in the Hornsby Shire LGA has been considered in several adopted Council documents which form the evidence base for the Scheme. These documents include:

- Hornsby Local Strategic Planning Statement 2020
- Hornsby Local Housing Strategy 2020
- Affordable Housing Discussion Paper
- Draft Affordable Housing Strategy 2024

NOTE:

In response to the Hornsby Local Housing Strategy 2020 (LHS), on the 21 March 2021 the Department of Planning, Housing & Industry confirmed the approval of the Hornsby Local Housing Strategy to Hornsby Shire Council that Council's LHS *"evidence base is considered sufficient to justify the preparation of an affordable housing contribution scheme"*.

1.5. Legislative basis for affordable housing contributions

This Scheme applies in accordance with the requirements in the *Environmental Planning and Assessment Act 1979* (the Act) that allows for the collection of contributions for affordable housing where a need for affordable housing is identified in a planning instrument.

The *State Environmental Planning Policy (Housing) 2021* (Housing SEPP 2021) recognises that all local government areas within NSW are areas where there is a need for affordable housing.

Section 7.32(1) of the Act requires that a contribution requirement may only be applied to a development application where:

- (a) the consent authority is satisfied that the proposed development will or is likely to reduce the availability of affordable housing within the area; or
- (b) the consent authority is satisfied that the proposed development will create a need for affordable housing within the area; or
- (c) the proposed development is allowed only because of the initial zoning of a site, or the rezoning of a site; or
- (d) the regulations so provide.

Development where affordable housing contributions are imposed as a condition of consent is levied on the basis that:

- All development in the area creates a need for affordable housing. Where it is new residential development, the cost of that housing is unlikely to be 'affordable' for low-income households, and therefore affordable housing is required to maintain a socially and economically diverse community. It is also required to ensure lower income workers are available to service residential development, such as childcare workers, police officers and firefighters.
- Where it is non-residential development, affordable housing is required for housing low-income workers employed directly and indirectly by the development, such as cleaners, hospitality staff and administrative staff; and
- The Hornsby LEP 2013 applies a contribution requirement only where new residential floor space has resulted from a rezoning of that land.

1.6. Relationship to other affordable housing provisions in the LGA

Environmental Planning and Assessment (Planning Agreements) Direction 2019

This Planning Direction would allow the scheme to be considered should Council undertake negotiations through a proposed planning agreement for the provision of affordable housing, in connection with a development application or proposed development application.

Hornsby Shire Council Local Environmental Plan 2013 (HLEP 2013)

The Scheme will be referenced in the HLEP 2013 and is the primary mechanism for Council to levy for affordable housing (for areas of uplift) in the Hornsby Shire LGA.

Hornsby Local Strategic Planning Statement 2020 (Hornsby LSPS)

The Hornsby LSPS 2020 identifies providing affordable housing for local residents as a key principle for future housing supply in Hornsby Shire.

A key action (LA17) under the 'Liveable' priorities of the Hornsby LSPS is to prioritise the findings of the Affordable Housing Discussion paper and prepare an Affordable Rental Housing scheme in the immediate term.

Hornsby Local Housing Strategy 2020

The Hornsby Local Housing Strategy identifies opportunities to encourage housing diversity, including affordable housing, in Hornsby Shire as a key objective. This includes Council recognising that there is *“demand for more housing choice and diversity to cater for the expected age, income and household type in the Shire.”*

This objective is directly linked to the Liveable Actions of the Hornsby LSPS which recommends the preparation of an affordable rental housing scheme in the immediate term in consult with the preparation of the Hornsby Town Centre Masterplan.

Hornsby Affordable Housing Discussion Paper

The Hornsby Affordable Housing Discussion Paper Strategy establishes an evidence base for the need of affordable housing in the Hornsby Shire. The Discussion Paper suggests a number of options that could be developed into either a future Affordable Housing Policy or separate strategies and actions.

One of the key actions from this document is to prepare an Affordable Housing Contribution Scheme to levy affordable housing contributions.

Draft Hornsby Affordable Housing Strategy 2024

The draft Hornsby Affordable Housing Strategy establishes a strategic direction for the provision of affordable housing within Hornsby Shire, providing a broader policy vision and set of policy objectives relating to affordable housing.

1.7. Affordable housing principles

Section 15 of the Housing SEPP 2021 provides guidance about key considerations for how affordable housing resulting from a contribution requirement is to be provided. This Scheme provides 'affordable housing principles' that are derived from these considerations.

The affordable housing principles are:

- (a) Affordable housing must contribute to the creation of a mixed and balanced community in Hornsby Shire.
- (b) Affordable housing must be created and managed in Hornsby Shire, so that it maintains over time a socially diverse residential population, representative of all income groups.

- (c) Affordable housing must be made available to very low, low and moderate income households, or a combination of the households.
- (d) Affordable housing must be rented to appropriately qualified tenants and at no more than 30% of total gross household income.
- (e) Land provided for affordable housing must be used for the purposes of the provision of affordable housing.
- (f) Buildings provided for affordable housing must be managed to maintain their continued use for affordable housing.
- (g) Affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area.
- (h) Affordable housing must be a mix of dwellings consistent with the provisions of housing mix in the *Hornsby Development Control Plan 2024* to accommodate the various family types in need.

1.8. Definitions

Terms used in this Scheme are defined below:

Term	Definition in this contribution scheme
Act	<i>Environmental Planning and Assessment Act 1979</i>
Affordable housing	Has the same meaning as the Act, being housing for very-low income households, low income households or moderate income households (as prescribed by the regulations or) as provided for in an environmental planning instrument.
Affordable Housing Contributions Scheme (the Scheme)	An umbrella reference to the whole package of requirements that guide the collection and expenditure of affordable housing contributions under Section 7.32 of the Act. Some requirements may be provided in an LEP, with other information being provided in a separate contribution scheme. Also means this Scheme.
Affordable rental housing / dwellings	Affordable rental housing (or dwellings) is defined in this Scheme as affordable housing that is owned and managed by government (including local government) or a registered CHP and rented to very low, low or moderate income households or a combination of those households.
Affordable housing levy contribution	Affordable housing levy contribution means the percentage of the gross floor area required to be provided as affordable housing.
Community Housing Provider (CHP)	Includes any organisation or entity registered under the National Regulatory System for Community Housing (NRSCH).

Contribution/s	A reference to a contribution or contributions resulting from a condition of consent applied under Section 7.32 of the Act requiring a developer/landowner make an affordable housing contribution. The contribution may be built dwellings, land contribution or monetary contribution (or any combination thereof).
Contribution requirement	The contribution requirement is set out in this document and the Hornsby LEP 2013.
Council	A reference to Council is a reference to the Hornsby Shire Council.
Development application	References to 'development applications' in this Scheme refer to both development applications and any application for the modification of a development consent.
Equivalent monetary contribution rate	Means the \$/sqm rate that is used to calculate the required monetary contribution for a relevant development. The equivalent monetary contribution rate is indexed over time in the manner set out in this Scheme.
EP&A Act 1979	<i>Environmental Planning and Assessment Act 1979</i>
Housing SEPP 2021	<i>State Environmental Planning Policy (Housing) 2021</i>
Hornsby Local Environmental Plan 2013 (HLEP 2013)	Reference to HLEP 2013 in this Scheme also applies to any LEP that replaces it, so long as the affordable housing provisions remain substantially unamended.
Very low to moderate income households	As referenced in State Environmental Planning Policy (Housing) 2021, very low to moderate income households are those households whose gross incomes fall within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW: • Very low-income household < 50% • Low income household 50% -80% • Moderate income household 80% to 120%. NSW Ministerial Guidelines provide the details of these income thresholds.

2. Affordable housing contributions

2.1 Contribution rates

Hornsby Transport Oriented Development Precinct

Affordable housing contribution rates provided in the Scheme are in addition to other contributions applicable in the Precinct Area including local contributions and state and regional infrastructure contributions.

The following contribution rates apply to the total gross floor area for new residential development in the Precinct. See Figure 1.

Area 1 – State Government and Council owned land	Area 2 – Privately owned land	Area 3 – privately owned land	Remainder of Precinct area
10%	4%	5%	3%

If a variation to a contribution rate is sought by a proponent due to in-kind dedication of community benefit items, a written request must be made to Council for consideration with appropriate evidence to support the variation.

A contribution is to be calculated based on the total floor area of the residential component of the development to which the development application relates. There are three methods for satisfying the contribution requirement:

1. Dedication of affordable housing units on site contribution – build and dedicate free of charge the required affordable housing dwellings
2. Monetary contribution – a monetary contribution that is equivalent to the affordable housing rate, as set out under the Scheme of \$6,420* per square metre (**correct as the date of publication of this Scheme. Note: the contribution rate applicable will be indexed and set out on Council's website*)
3. A combination of dedication of affordable housing units and monetary contribution.

In all instances, the Council will require evidence, via a legal agreement, that the condition of development consent relating to affordable housing has been satisfied prior to the granting of any construction certificate.

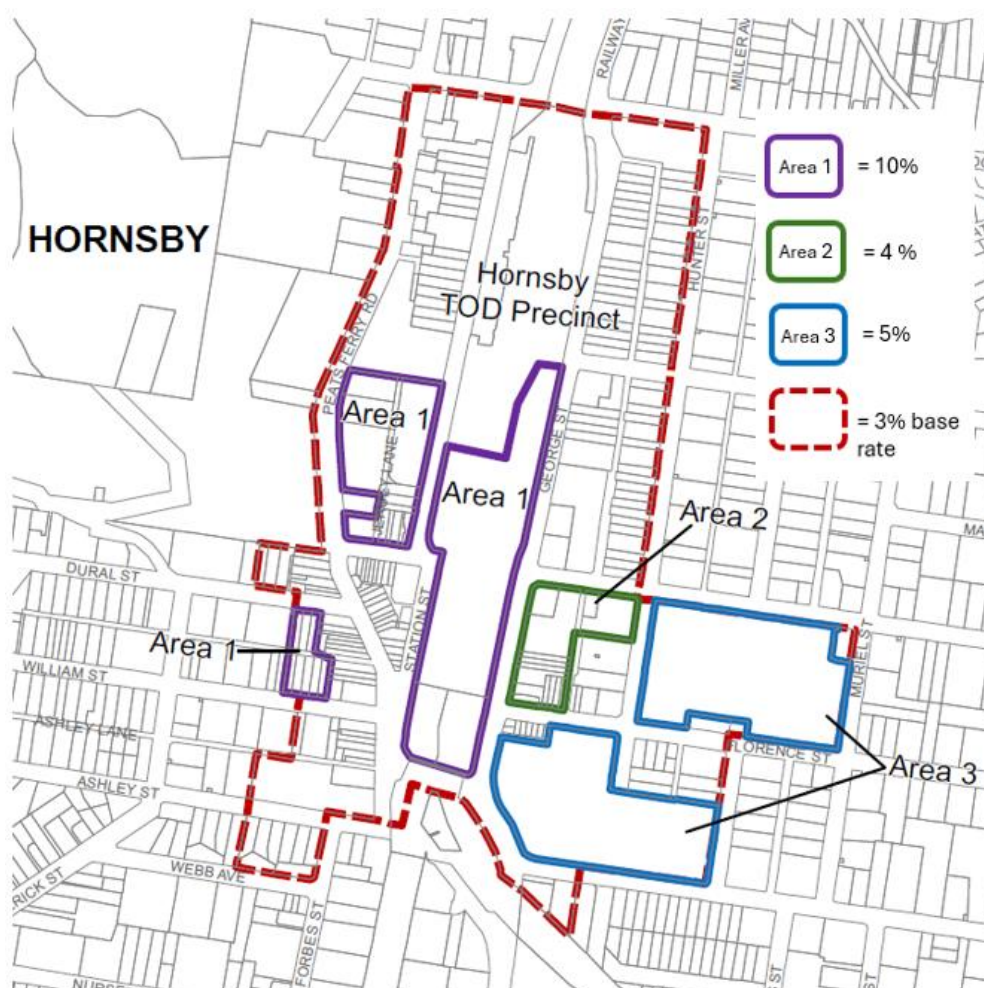


Figure 1. Affordable Housing contribution rates in the Precinct.

2.1.1 Dedication of dwellings

An affordable housing contribution can be satisfied via dedication of dwelling contribution – build and dedicate free of charge the required affordable housing dwellings to the Council, in perpetuity.

Dedication of affordable housing dwellings resulting from a contribution are to be provided in the development in accordance with the following requirements, (and shown as such within the associated development application):

- affordable housing dwellings are to align with the Affordable Housing Principles set out in Section 1.7 of this Scheme
- affordable housing dwellings are owned by Hornsby Shire Council
- affordable housing dwellings are provided in Hornsby Shire in perpetuity
- affordable housing **must** be managed by a registered non for profit CHP appointed by Hornsby Shire Council

- affordable housing dwellings are to meet the minimum size requirements as outlined in the Apartment Design Guide (ADG) (i.e. one bedroom apartment equates to no less than 50 square metres) and be incorporated within the proposed development
- affordable housing dwellings are designed and constructed to a standard which, in the opinion of Council, is generally consistent with other dwellings in the development, that is, they are not differentiated as affordable housing compared with the design of other housing
- where multiple affordable housing dwellings are provided within a larger development, the amenity benchmarks established by the Apartment Design Guideline (or any subsequent Guideline that may apply from time to time) are to be achieved
- the location, size and quality of affordable housing dwellings are to be to the satisfaction of Council. If they are not to satisfaction, Council may require changes to the development application, or that the contribution be made by way of an equivalent monetary contribution
- where only part of a contribution is satisfied by dedicating dwellings, any remaining floor area must be paid as an equivalent monetary contribution
- all floor area to be dedicated for affordable housing is to be allocated as dwellings, that is, common circulation areas are not considered part of the contribution requirement. An exception to this is where all the affordable housing floor area is provided as a full floor of a development or as a stand-alone building.

EXAMPLE:

A development application within the 'Hornsby Precinct Contribution Area 3' comprises 2,000m² of the gross floor area for residential use within a development. The affordable housing contribution is calculated as:

$(5\% \times 2,000\text{m}^2) = 100\text{m}^2$ (gross floor area) dedicated as affordable housing dwellings

2.1.2 Equivalent monetary contribution

A monetary contribution equivalent to the market value of the dwellings that would otherwise be required will be sought as condition of development consent. This can be appropriate to achieve a better affordable housing outcome in some situations.

The rate at which a monetary contribution is to be taken to be equivalent to floor area for the purposes of the affordable housing levy contribution outlined in Section 2.1 Contribution Rates and is equal to a square metre rate of gross residential floor space.

The equivalent monetary contribution rate is indexed on a quarterly basis in accordance with this Scheme. Council's website provides the current monetary contribution rate applicable under this Scheme as indexed.

EXAMPLE:

A development application within the 'Hornsby Precinct Contribution Area 3' comprises 2,000m² of the gross floor area for residential use within a development. The affordable housing contribution is calculated as:

$(5\% \times 2,000\text{m}^2) = 100\text{m}^2$ (gross floor area) X \$6,540 per m² = \$654,000 as an equivalent monetary contribution

2.1.3 Combination of dedication of dwellings and monetary contributions

A condition requiring the dedication of dwellings and the payment of a monetary contribution to Council may be requested by a proponent where an appropriate affordable housing outcome can be achieved or where the required contribution cannot be met through the dedication of a whole dwelling.

EXAMPLE:

A development application within the 'Hornsby Precinct Contribution Area 3' comprises 2,300m² of the gross floor area for residential use within a development. The affordable housing contribution is calculated as:

$(5\% \times 2,300\text{m}^2) = 115\text{m}^2$ (gross floor area) or monetary equivalent to be dedicated in an affordable housing contribution

Combination contribution:

100m² dedicated as affordable housing dwellings
(e.g. 2 x 50m² ADG dwellings)

+

\$98,100 as equivalent monetary contribution
(Remaining 15m² X \$6,540 per m²)

NOTE:

Section 7.32 of the Act permits the imposition of such a condition and specifies the circumstances under which such a condition may be imposed. Any condition imposed is subject to section 7.33 of the Act.

2.2 Development that is exempt from the affordable housing contribution scheme

Council will provide an exemption to development contributions required by this Scheme as follows:

1. Development for non-residential floorspace (unless identified as adaptable floorspace).
2. Exempt development (as defined)
3. Development for the purposes of boarding houses, community housing, group homes, hostels, affordable housing or social housing
4. Alterations to dwelling houses under 200sqm
5. Development applications (or modifications thereto) made by or on behalf of the Council for community infrastructure including, but not limited to, libraries, community facilities, recreational areas, recreation facilities, car parks and the like
6. Where directed to do so by the Minister for Planning and Public Spaces.

Justification for granting exemptions to these types of developments is:

- Development of non-residential floorspace and community infrastructure are excluded from affordable housing contributions given they provide community value, employment opportunities and/or community services.
- Development for the purposes of affordable or social housing will already contribute substantially to the aims of the AHCS.

2.3 Conditions of consent for affordable housing

Council will levy developer contributions for affordable housing via conditions of consent.

Dedication of Dwellings

Where the dedication of dwellings is chosen to satisfy a contribution requirement, a condition of consent requiring the dedication to Council, free of all costs (including legal and registration dedication/transfer costs) and encumbrances, one or more complete dwellings in accordance with Council's LEP requirements and the requirements of this Scheme, with each dwelling complying with the size requirements outlined in the Apartment Design Guideline (ADG).

The transfer of title of dwellings will be required to be completed within fifteen (15) business days of the issue of an Occupation Certificate for the development.

NOTE:

Council will take all necessary steps to provide the developer of the affordable housing dwellings with reasonable access to the dwellings, if the developer is required to complete, maintain or rectify any defects after the affordable housing dwellings have been transferred or dedicated to the Council in order to enable the developer to satisfy its obligations under this Agreement.

Monetary Contribution

Where a monetary contribution is chosen to satisfy a contribution requirement, a condition of consent requiring the payment of a monetary contribution to Council is to be calculated based on the method outlined under Section 3.

The condition of consent will contain, but not limited to, the following information:

- The monetary contribution rates required and used in the calculations
- The accountable total floor space used in the calculations
- The contribution period at the time of determination
- The method of indexation of contribution rates as identified in Section 3.2
- A requirement that the condition be satisfied (to Council's satisfaction) prior to the issue of any occupation certificate for development.

Combination of dedication of dwellings and monetary contribution

A condition requiring the dedication of dwellings and the payment of a monetary contribution to Council will be required where the required contribution cannot be met through the dedication of a whole dwelling, or a proponent chooses to satisfy the affordable housing contribution as such.

3. Administration and implementation

This section describes how affordable housing contributions can be made, indexing of monetary contributions, management of funds collected, community housing provider register and monitoring of the scheme.

3.1 How to make a contribution

All land to which the Scheme applies to is required to provide contributions for affordable housing as a condition of development consent.

Complete affordable housing dwellings are to be dedicated to Council as outlined in Section 2. Requests for dedication of dwellings to satisfy the condition of consents should be made during the lodgement of the application to ensure appropriate time for negotiations may be undertaken.

A monetary contribution required to be made under the Scheme is to be paid to Council at the time specified in the condition, or prior to the issue of an Occupation Certificate for the development. The contributions will be updated at the time of payment to the most recent indexed values, in accordance with the indexation formula set out in Section 3.2.

The procedure for making payment on a monetary contribution will be outlined on the invoice generated by Council's Customer Service branch. To receive an indexed invoice related to a condition of consent for affordable housing, contact Council's Customer Service branch on 9847 6666 or hsc@hornsby.nsw.gov.au.

3.2 Indexing the monetary contribution rate

Monetary contribution amounts are adjusted on a quarterly basis, within one week of the first of March, June, September and December, to ensure that the contributions reflect the costs associated with the provision of affordable housing over time. Rates will be adjusted reference to movements in the median strata dwelling prices in the Hornsby Shire LGA.

The median strata dwelling prices are in NSW Government Rent and Sales Report, Table: Sales Price – Greater Metropolitan Region – Strata, and is available for viewing on the NSW Government, Family and Community Services website.

All monetary contributions must be indexed using the formula below at the time of payment to ensure funds received will cover the full costs of delivering the required affordable housing contributions.

FORMULA FOR ADJUSTMENT OF MONETARY CONTRIBUTIONS:

$$\text{New Contribution Rate} = \text{Current Contribution Rate} \times (\text{MDP2}/\text{MDP1})$$

Where:

- **Current Contribution Rate** is available on the Council's website.
- **MDP1** is the median strata dwelling price used to establish the current contribution rate (= \$728,000)
- **MDP2** is the median strata dwelling price for the CURRENT period (established in the most recently published Rent and Sales Report)

The Hornsby Shire Council website will display the current rates for the Scheme.

Adjustment of a monetary contribution amount on a development consent

Where a condition requiring a monetary contribution has been imposed on a development consent, the contribution amount will be indexed to when the payment is made.

The formula for adjusting a contribution amount in a condition of consent is:

FORMULA FOR ADJUSTMENT OF CONTRIBUTION AMOUNT IN A DEVELOPMENT ON CONSENT:

$$\text{Monetary Contribution} = \text{Base Contribution Amount} \times (\text{R2}/\text{R1})$$

Where:

- **Base Contribution Amount** is the required payment amount outlined in the development consent.
- **R1** is the contribution rate that applied at the time of consent
- **R2** is the contribution rate that applies at the time of payment

When a previous affordable housing contribution has been paid

If an affordable housing contribution has already been paid in accordance with the Scheme, a contribution is not required on subsequent development on land if the total floor area is the same, has been replaced with the equivalent area as part of a redevelopment, or the same percentage of the total floor area has already been provided for use for affordable housing.

Where a development results in a larger total floor area than a previous development on the site for which an affordable housing contribution was made, then the consent authority will require a contribution for the difference in total residential floor area.

Refunds for demolition of changes in use

The consent authority will not refund an affordable housing contribution to the applicant made under this Scheme where there is a change in use or demolition of a building.

Similarly, where affordable housing dwellings are replaced on site, the dwellings (as replaced) are to remain the property of the Council or unless a previous legal agreement has been entered into.

3.3 Processes for the distribution and management of funds

Monetary contributions received will be pooled, managed and allocated by Hornsby Shire Council. As sufficient funding becomes available through the Scheme, Council will consider opportunities to develop affordable housing on a case-by-case basis.

Council may choose to purchase or develop or seek proposals from eligible community housing providers for projects for the development of affordable housing within the LGA.

Any financial return resulting from the management of funds in waiting is to be used for the purpose of developing affordable housing in accordance with this Scheme.

Tenders or requests for expressions of interest may be issued for:

- immediate use of contribution funds for development in the Hornsby Shire
- allocation of funding for eligible community housing providers to seek development opportunities in the Hornsby Shire
- land and funding packages, where land is made available by supplementary sources for the purpose of developing affordable housing.

Terms will include, amongst other things, that proposals demonstrate how the resulting affordable rental housing will be consistent with the Affordable Housing Principles set out in this Scheme, and comply with the requirements of this Scheme and Council's Affordable Housing Strategy.

Proposals will also be required to demonstrate how funding will be leveraged to maximise the quantum of affordable rental housing dwellings. Priority will be given to eligible community housing providers who have appropriate experience.

3.4 Processes for the management of dedicated dwellings

Dedication of affordable housing dwellings under the Scheme or by any other means, are to be transferred in property title to Hornsby Shire Council for consideration of management process

Council may outsource the management of the affordable housing dwellings to a Community Housing Provider (CHP) with demonstrated experience and expertise in the management of affordable housing. Tender or expressions of interest for the selection of the CHP to manage the dwellings will be conducted in accordance with Council's Procurement Policy. Council will enter into a management agreement for the affordable housing dwellings with the successful CHP following the selection process.

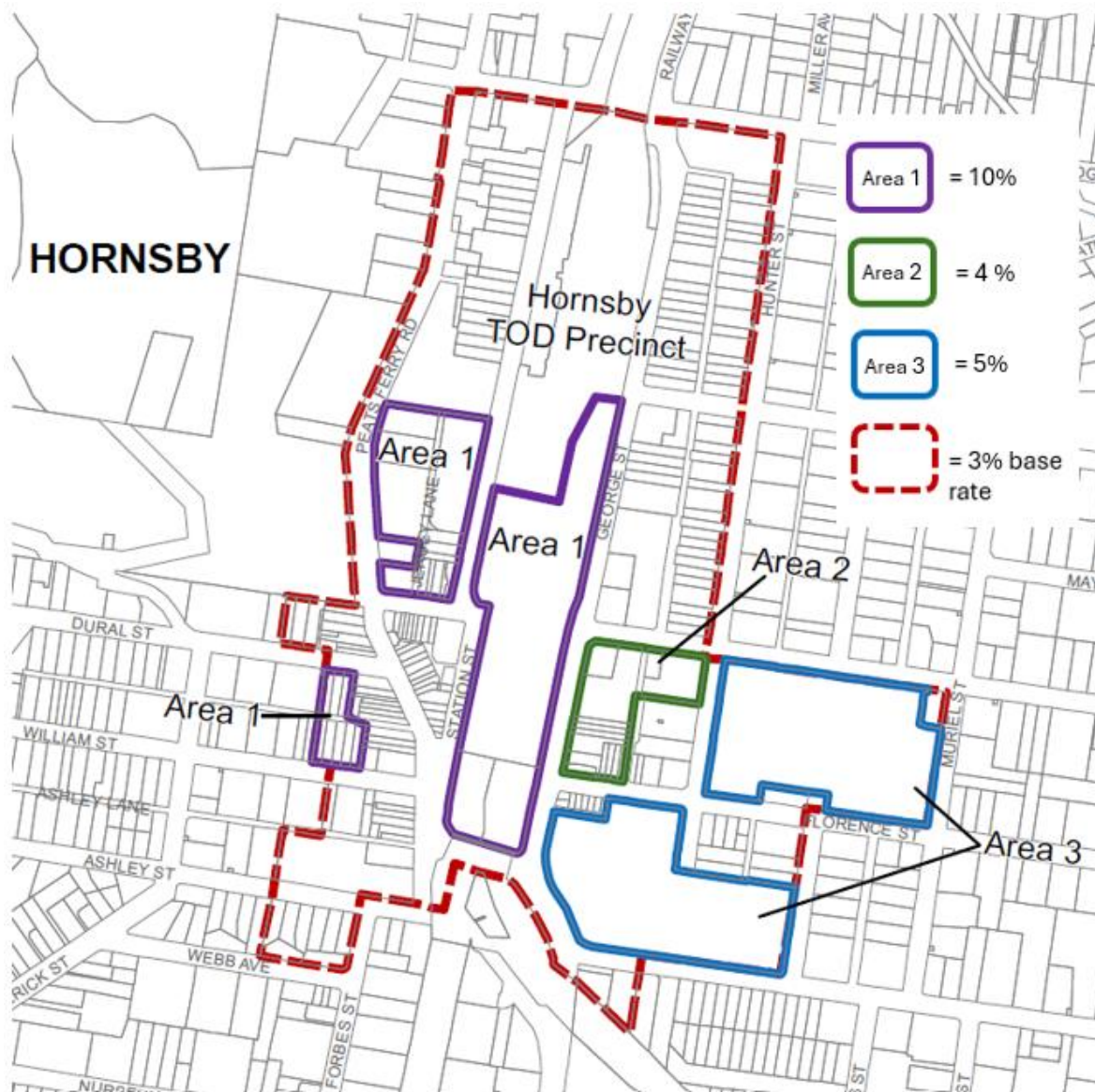
Council will outline how funds raised or property assets provided under the Scheme will be used and requirements for reporting and transparency within the Hornsby Affordable Housing Management Policy. This will clearly delineate the responsibilities of the appointed CHP and Council.

Council may provide direction on the CHP's procurement in relation to target demographics or locations for affordable housing.

3.5 Monitoring and review of scheme

The Scheme will be reviewed by Council on a yearly basis and amended as required in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. The review will assess whether all funds gained through the Scheme are utilised for the purpose of improving, replacing, maintaining or providing additional affordable rental housing within the partnership area.

APPENDIX A – Contribution Areas Mapping



APPENDIX B – Hornsby Shire Councils Draft Hornsby Affordable Housing Discussion Paper 2018

REFER TO Hornsby Shire Council Planning Studies webpage:

<https://www.hornsby.nsw.gov.au/property/build/policies/planning-studies>

APPENDIX C – Hornsby Shire Councils Local Housing Strategy

REFER TO Hornsby Shire Council Planning Studies webpage:

<https://www.hornsby.nsw.gov.au/property/build/policies/planning-studies>

APPENDIX D – Hornsby Shire Councils Draft Hornsby Affordable Housing Strategy 2024

(Due for adoption in December 2024)

REFER TO Hornsby Shire Council webpage:

<https://yoursay.hornsby.nsw.gov.au/affordable-housing-strategy>

