



## Demand Assessment For Affordable Housing

### **Scope of work**

1. Assess the likely take-up rate of the proposed residential development (housing uptake analysis) at Ingleside taking into consideration the following parameters:
  - broad analysis of housing supply and demand across the Pittwater local government area and surrounds by initially undertaking a catchment definition analysis using ABS Census data.
  - assess the market conditions for product types and pipeline supply for each proposed product types in the catchment. This task will be undertaken by consultation with real estate agents in the area as well as through Development Application information.
  - assess the latent demand for proposed product types by examining occupancy patterns in the region as well as examining relationship of family types and sizes against dwelling types and sizes.
  - undertake an analysis of the local competitive offer. The relative attributes of Ingleside for housing by product type, should be compared with other sites in the defined housing submarket through consultation with the infrastructure providers and major developers active in the local area. Any development impediments and local supply constraints that would hinder orderly development should be identified. This may include fragmented land ownership and the rollout of infrastructure provision that enables the residential development. An assessment of the potential lot production/dwelling yield should also be undertaken.
  - undertake a take-up analysis to assess the likely rate of take up for housing product by type at the subject site. In this analysis, the impact of the competitive offer of the subject site on the planned rollout of residential development in the study area should be assessed.
2. Preparation of Special Infrastructure Contributions (SIC) schedule aimed at determining the:
  - cashflow of SIC revenues over time for completion of the Ingleside release area, and
  - SIC contribution rate per dwelling.

The schedule should details costs for the regional road work required to service the development at Ingleside, the biodiversity offset costs and planning costs.

3. Undertake a review of key worker housing with aim to:
  - Identify potential delivery mechanisms for the key worker housing levy in the context of Ingleside Precinct in particular options for levying financial contributions towards the provision of key worker housing at Ingleside that are justifiable within the planning and development assessment system of NSW.
  - Determine financial implications on development feasibility for Ingleside precinct of the options to be considered

Some potential options that may be considered include:

- Inclusionary zoning requirements,
  - Value capture, premised on sharing the value of development rights created through regulatory process
  - Density bonuses and compact dwelling allowances, premised on sharing the value of additional development rights granted to proponents on a case by case basis, taking into account local site and amenity constraints and opportunities.
4. Assess the economic viability of the land release in regard to the proposed compliance with BASIX 60 by undertaking a review of the cost benefit analysis framework to ensure it captures all the costs and benefits to the future households at Ingleside as well as the wider community, if a higher BASIX target is implemented at Ingleside. This review will focus on the CBA framework, rather than the method and assumptions used to quantify the associated costs and benefits, in response to the work undertaken by Council's sustainability consultant.

At engagement, an Inception meeting (via telephone) will be held to agree on project timeframe and deliverables as well as gather relevant background information.