PART D
AFFORDABLE HOUSING CONTRIBUTIONS

7. AFFORDABLE HOUSING CONTRIBUTIONS

7.1. Affordable Housing Contributions

The implementation of the Master Plan will result in increased housing density with associated increased FSR and heights.

With housing demand and affordability it is prudent to implement particular affordable housing requirements for all sites which are being uplifted as part of the master plan Stage 1 and Stage 2.

An affordable housing contribution of 2% of the GFA will apply where the development has a GFA of 2,000sqm or greater. The affordable housing is to be held in perpetuity and managed by a registered Community Housing Provider (CHP).

All new residential flat buildings and shop top housing, including local and State significant development applications, within the HIA Precincts, are to contribute to the provision of affordable housing.

The affordable housing contribution rate will increase over time to progressively ensure essential or key workers, such as health workers, teachers and first responders, can live closer to work.

The contribution rate has been informed by feasibility and market testing to ensure maximum public benefits can be achieved without creating adverse urban design outcomes.

The following map indicates the sites where minimum affordable housing contributions apply.

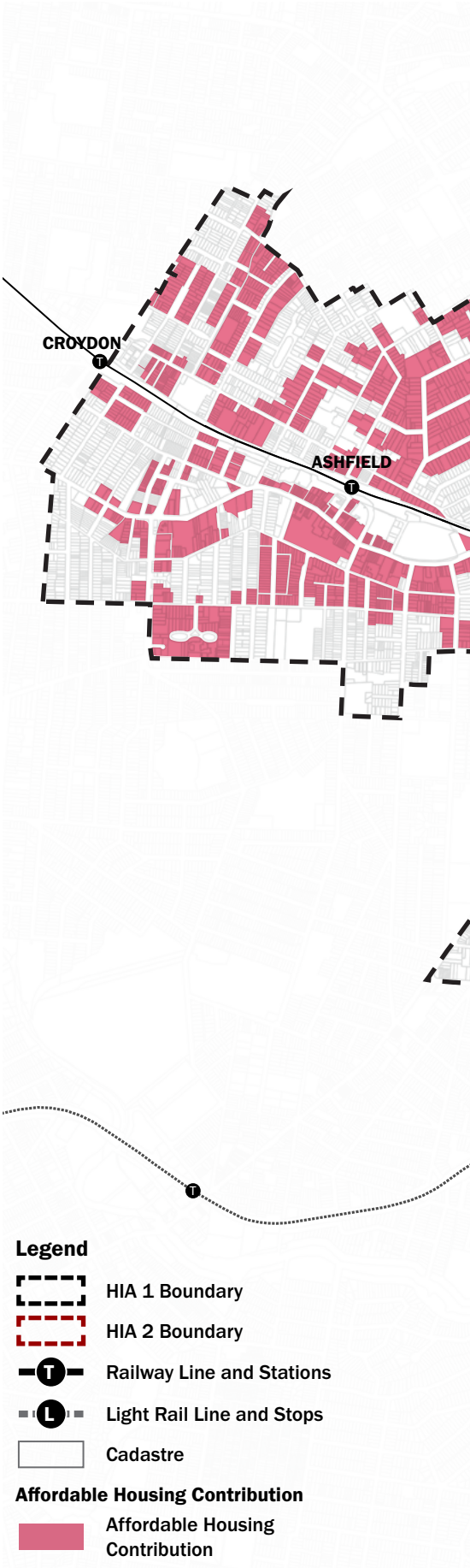
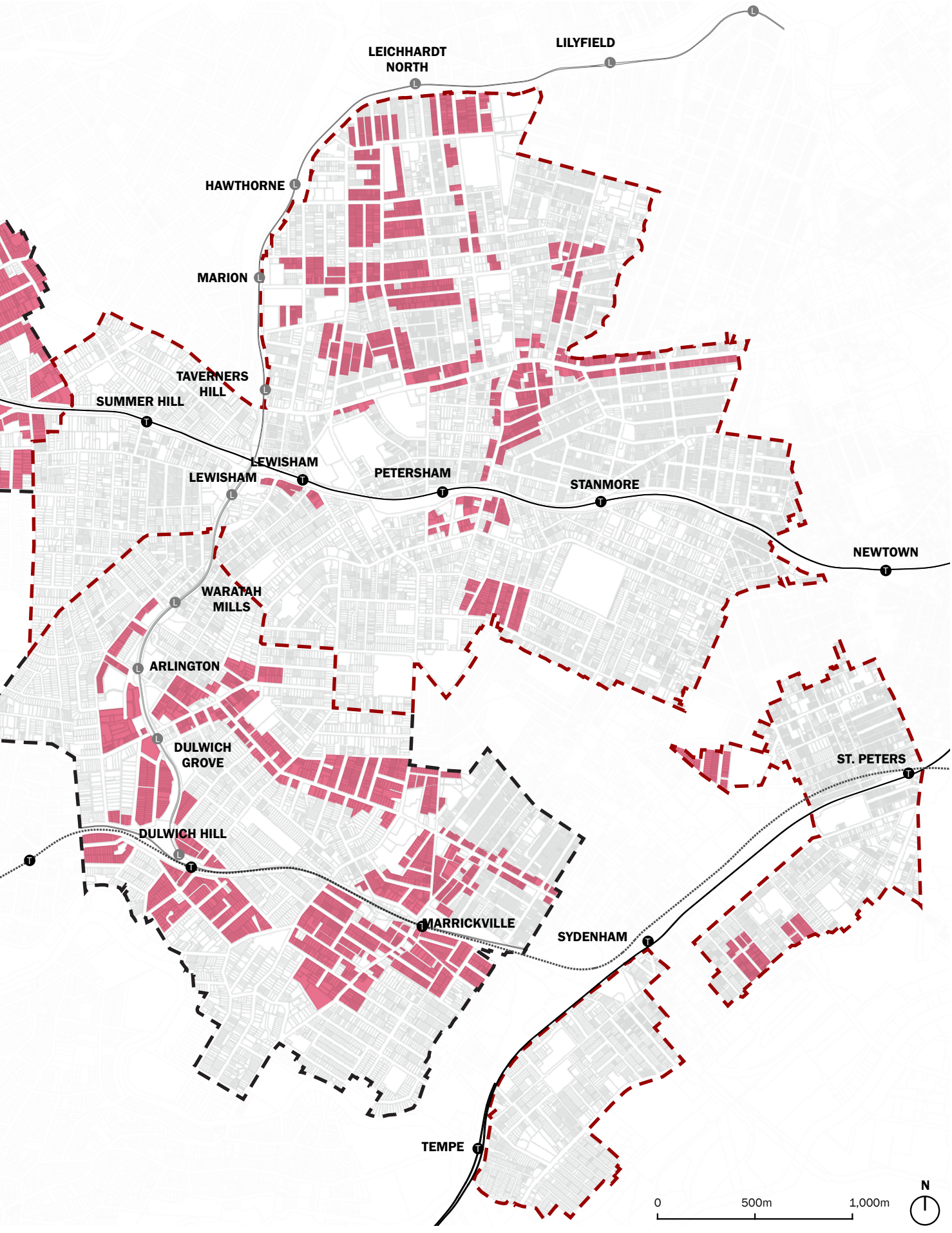


Figure 226: HIA - Affordable Housing Contributions Map


LILYFIELD
LEICHHARDT NORTH
HAWTHORNE
MARION
TAVERNERS HILL
SUMMER HILL
LEWISHAM
LEWISHAM
PETERSHAM
STANMORE
NEWTOWN
WARATAH MILLS
ARLINGTON
DULWICH GROVE
ST. PETERS
DULWICH HILL
MARRICKVILLE
SYDENHAM
TEMPE
0
500m
1,000m
N

PART E
DEVELOPMENT INCENTIVES

Part E sets out the approach to development incentives across HIA 1 and HIA 2. Scenarios showing how these incentives being applied are provided at the end of this chapter.

8. DEVELOPMENT INCENTIVES

Development incentives are a commonly used planning tool in the LEPs that encourage public benefit outcomes in exchange for bonus floor space and height.

Three proposed incentives for the HIAs include:

1. Minimum Site Area

- → To facilitate minimum site areas to accommodate preferred building forms.
- → Encourage lot amalgamation and existing large lots to deliver the intended density and dwelling outcomes.
- → To avoid site isolation in lot amalgamation.

2. Public Realm

- → To facilitate public realm enhancements in the form of:
  - → The provision of publicly accessible spaces - places for community amenity
  - → The provision of active transport links - new accessways through street blocks to enhance walkability and cyclability to centres and stations
- → These public realm benefits will be conditioned as part of the development consent conditions or planning agreement, where a developer/ landowner chooses to take up the public realm incentive.
- → The public realm improvements will be required to be made publicly accessible at all times and designed in accordance with Council's DCP, Public Domain Design Guide and CPTED principles.

3. Sustainability

- → To encourage high-performing buildings that achieve energy and water targets above the NSW mandatory requirements in the Sustainable Buildings SEPP.

The development incentive approach applies across the HIA 1 and HIA 2 areas. Broadly, the approach is consistent across each area, except for two key differences.

- → Within HIA 1 the minimum site area trigger is 1,200m^2 in recognition of generally higher development scales and intensities. HIA 1 also incorporates the public realm incentive provisions.
- → For HIA 2, where generally lower building scales and densities are proposed, the minimum site area trigger is 1,000m^2.

The following pages provide an outline of the development incentives mechanism adopting a sliding scale approach in determining the FSR and HOB bonus incentive. The incentives are calculated as a percentage of the base FSR and building height for a site. The incentive value is then to be added to the base FSR and HOB value to ascertain the total permissible FSR and HOB.

Developments may be eligible for multiple incentives, subject to meeting the criteria including minimum site area and frontage, public realm provision and sustainability target.

Where applicable, each incentive can be cumulatively added to the base controls, resulting in the maximum permissible FSR and HOB controls.

The following pages outline the development incentives mechanism for the HIAs including:

- → Incentive table: area classification, eligibility criteria and bonus FSR and HOB for each incentive category
- → Incentive map for each HIA identifying areas where these incentives are applicable
- → Incentive application scenarios with examples

8.1. Minimum Site Area Incentives

For areas where minimum site area incentives apply, the incentive FSR and HOB is to be calculated using the below formulas.

Table 13: Minimum Site Area Incentive (MSAI)

Incentive Area[1]	Criteria		Bonus Incentives[2]		
	Min. Total Site Area (sqm)	Min. Lot Frontage (m)	FSR (%)	HOB (m)	Remarks
Area 1	1,200 ≤ Site Area < 1,800	35m	10%+(5*W)%	3.2m	W = (Total Site Area (sqm) - 1,200 sqm) / 600
	Site Area ≥ 1,800	35m	15%	3.2m	
Area 2	1,200 ≤ Site Area < 1,800	35m	10%+(10*X)%	6.4m	X = (Total Site Area (sqm) - 1,200 sqm) / 600
	Site Area ≥ 1,800	35m	20%	6.4m	
Area 3	1,500 ≤ Site Area < 1,800	35m	10%+(15*Y)%	12.8m	Y = (Total Site Area (sqm) - 1,500 sqm) / 300
	Site Area ≥ 1,800	35m	25%	12.8m	
Area 4	1,000 ≤ Site Area < 1,800	35m	10%+(5*Z)%	3.2m	Z = (Total Site Area (sqm) - 1,000 sqm) / 800
	Site Area ≥ 1,800	35m	15%	3.2m	

Notes:

[1] *Refer to maps overleaf for Area 1, 2, 3 and 4.*

[2] *The bonus incentive FSR and HOB value is to be added to the base FSR and HOB value to ascertain the total permissible FSR and HOB.*

HIA 1A - Marrickville - Dulwich Hill Minimum Site Area Incentive Map

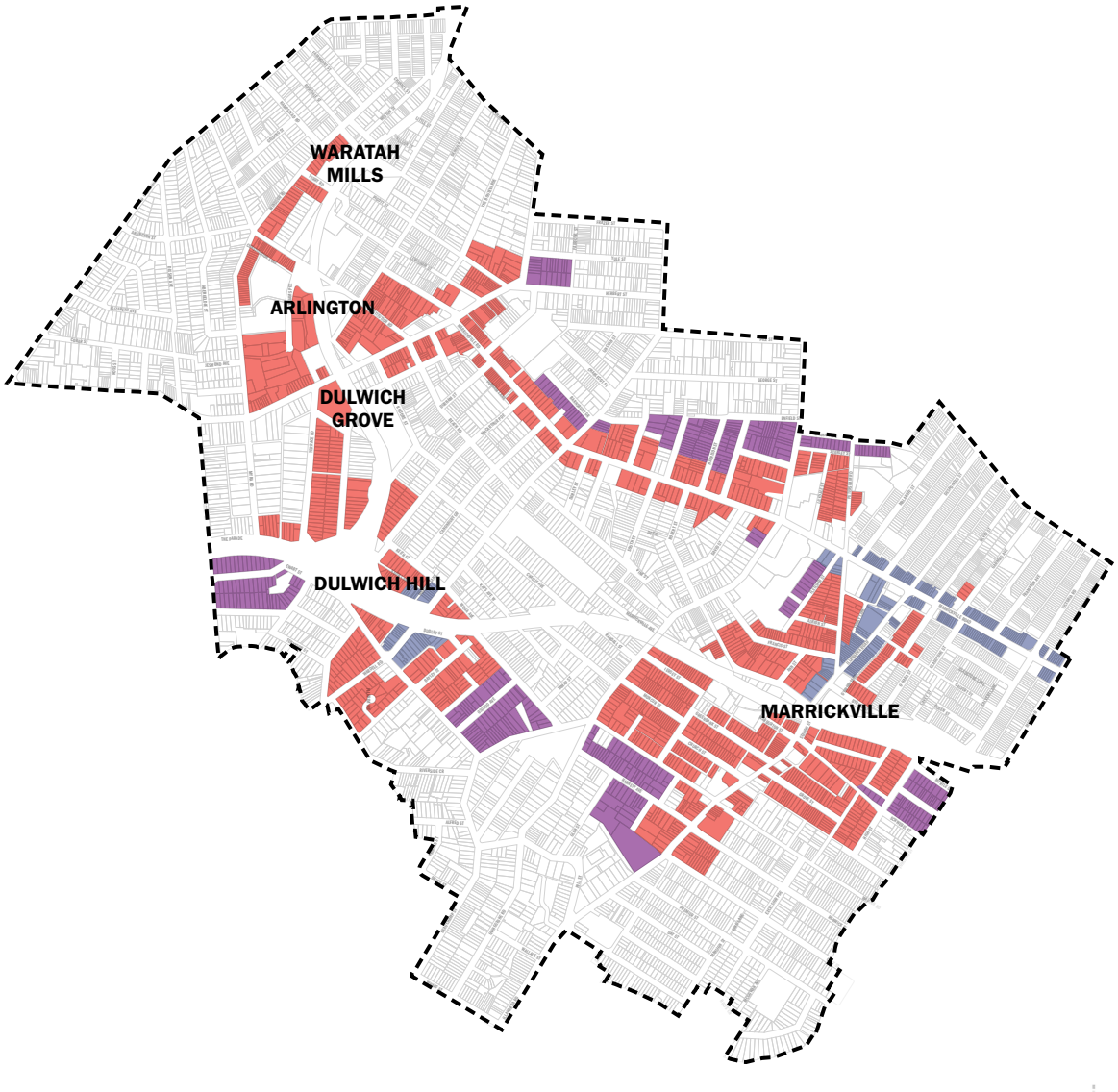


Figure 227: Marrickville - Dulwich Hill Development Incentives Map - Minimum Site Area

Legend

HIA 1A - Marrickville - Dulwich Hill Boundary

Cadastre

Minimum Site Area Incentive

Minimum Site Area Incentive - Area 1

Minimum Site Area Incentive - Area 2

Minimum Site Area Incentive - Area 3

HIA 1B - Ashfield - Croydon Minimum Site Area Incentive Map

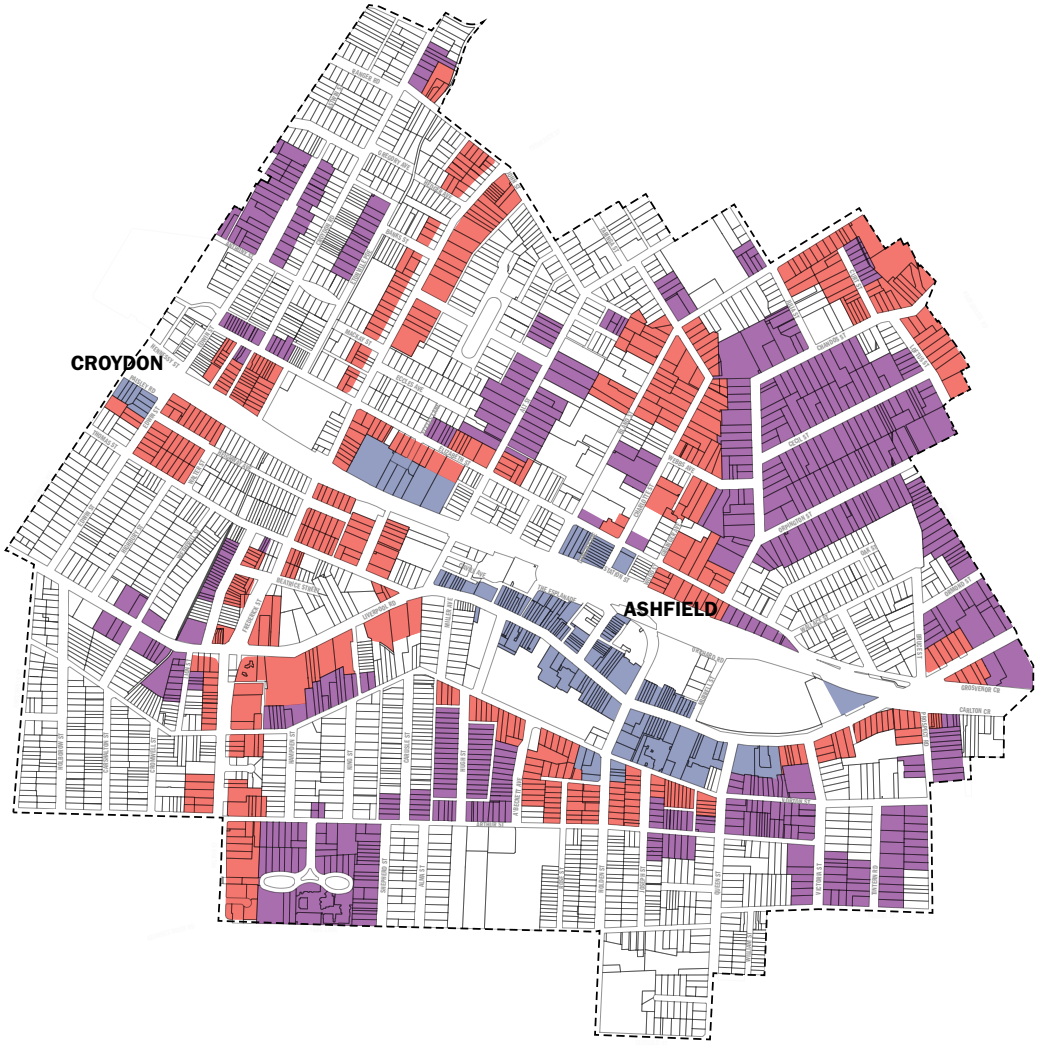


Figure 228: Ashfield-Croydon Development Incentives Map - Minimum Site Area

Legend

HIA 1B - Ashfield-Croydon Boundary

Cadastre

Minimum Site Area Incentive

Minimum Site Area Incentive - Area 1

Minimum Site Area Incentive - Area 2

Minimum Site Area Incentive - Area 3

HIA 2 - Minimum Site Area Incentive Map

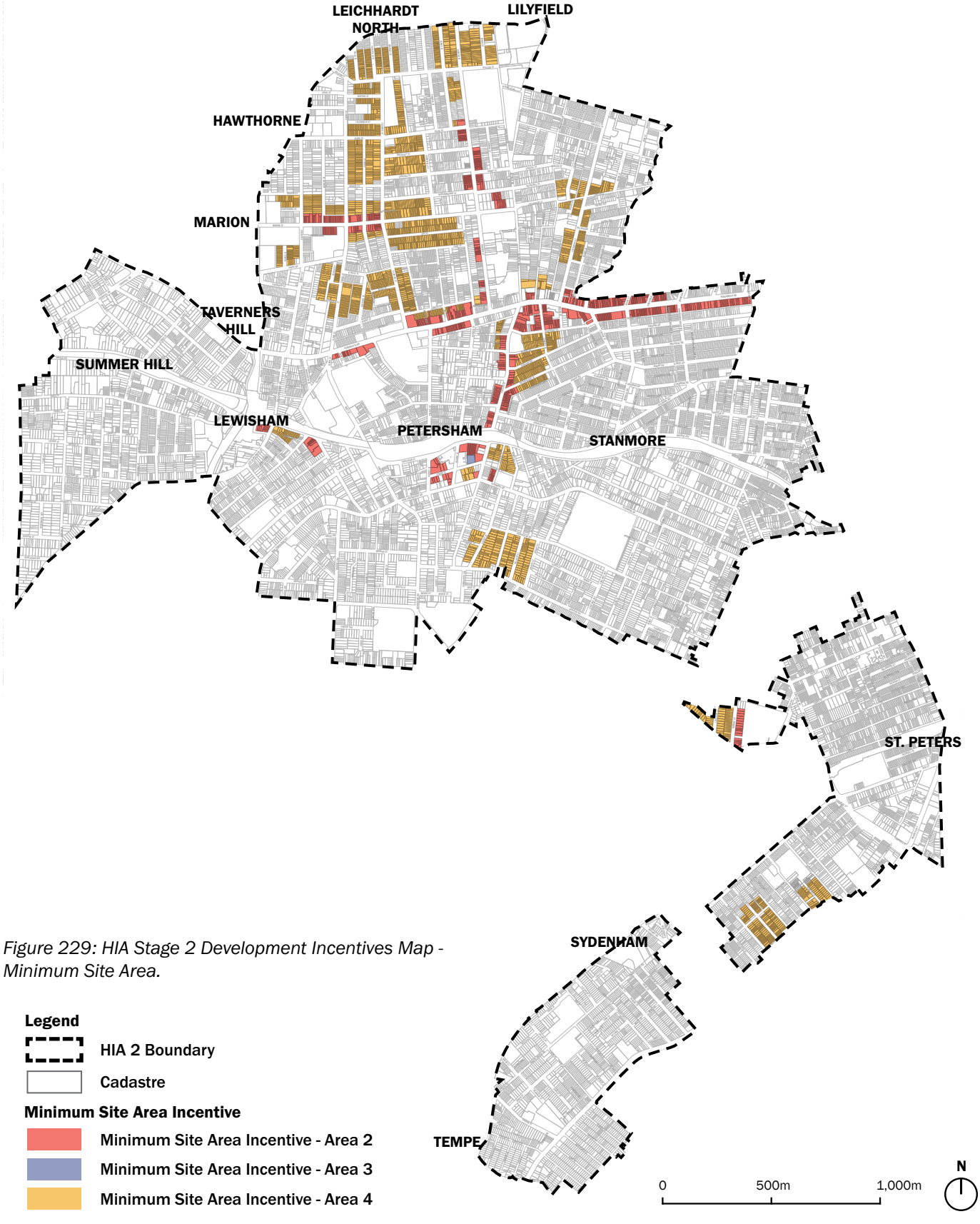


Figure 229: HIA Stage 2 Development Incentives Map - Minimum Site Area.

8.2. Public Realm Incentives

Sites have been identified in specific street blocks where public realm benefits can be delivered, with the desired locations identified in the Design Guide. The following formula is to be used to calculate the incentive value for the pubic realm incentive which is to be added to the base FSR and HOB controls.

Table 14: Public Realm Incentives (PRI)

Incentive Area[1]	Criteria			Bonus Incentives[4]		
	Min. Total Site Area (sqm)	Publicly Accessible Open Space Provision[2]	Active Transport Connection Provision[3]	FSR (%)	HOB (m)	Remarks
Area A	N/A	N/A	Yes	**15%**	**3.2m**	
Area B	Site Area < 1,500	N/A	Yes	**10%**	**12.8m**	
	1,500 ≤ Site Area < 1,800	N/A	Yes	**10%+(5*α)%**	**12.8m**	α = (Total Site Area -1,500) / 300
	Site Area ≥ 1,800	N/A	Yes	**15%**	**12.8m**	
Area C	N/A	Yes	Yes	**60%**	**16m**	

Notes:

[1] *Refer to maps overleaf for Area A, B and C.*

[2] ***Publicly Accessible Space Provision Criteria:***

- → Publicly Accessible Space included in development site fronting the public domain
- → Minimum dimension 20m at street frontage and minimum area in m^2 for publicly accessible open space as specified in the Design Guide / future DCP
- → Provision of any active transport connection as specified in the Design Guide / future DCP
- → Location, configuration, fixtures and finishes to Council's satisfaction

[3] ***Mid-Block Active Transport Connection Provision Criteria:***

- → Minimum dimension and configuration as specified in the Design Guide / future DCP
- → Subject to Council satisfaction that the connection is required

[4] *The incentive FSR and HOB value is to be added to the base FSR and HOB value to ascertain the total permissible FSR and HOB.*

HIA 1A - Marrickville - Dulwich Hill Public Realm Incentive Map

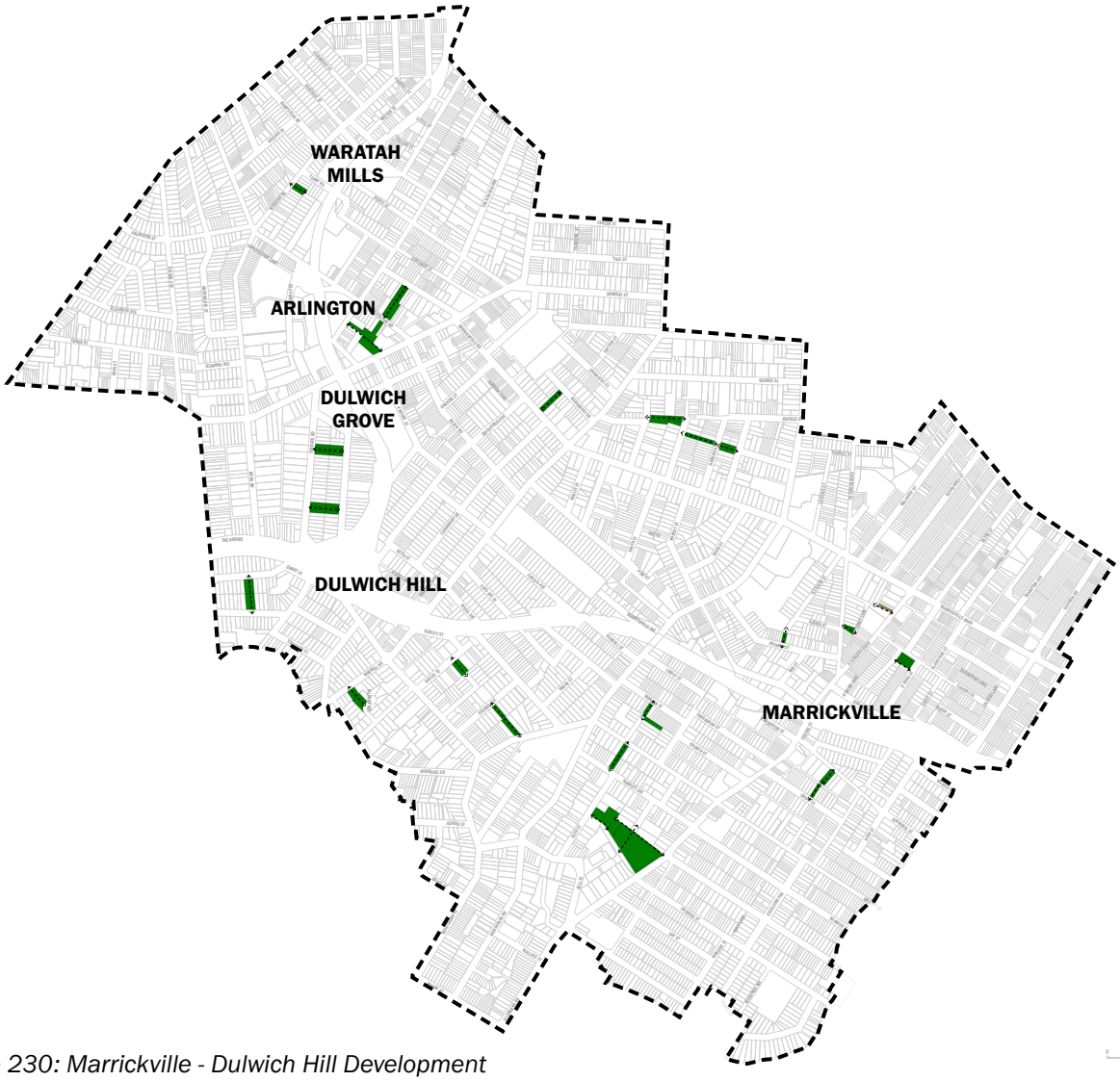


Figure 230: Marrickville - Dulwich Hill Development Incentives Map - Public Realm Incentive

Legend

- HIA 1A - Marrickville - Dulwich Hill Boundary
- Cadastre

Public Realm Incentive

- Public Realm Incentive - Area A
- Public Realm Incentive - Area B
- Public Realm Incentive - Area C
- Potential Active Transport Connections

HIA 1B - Ashfield - Croydon Public Realm Incentive Map

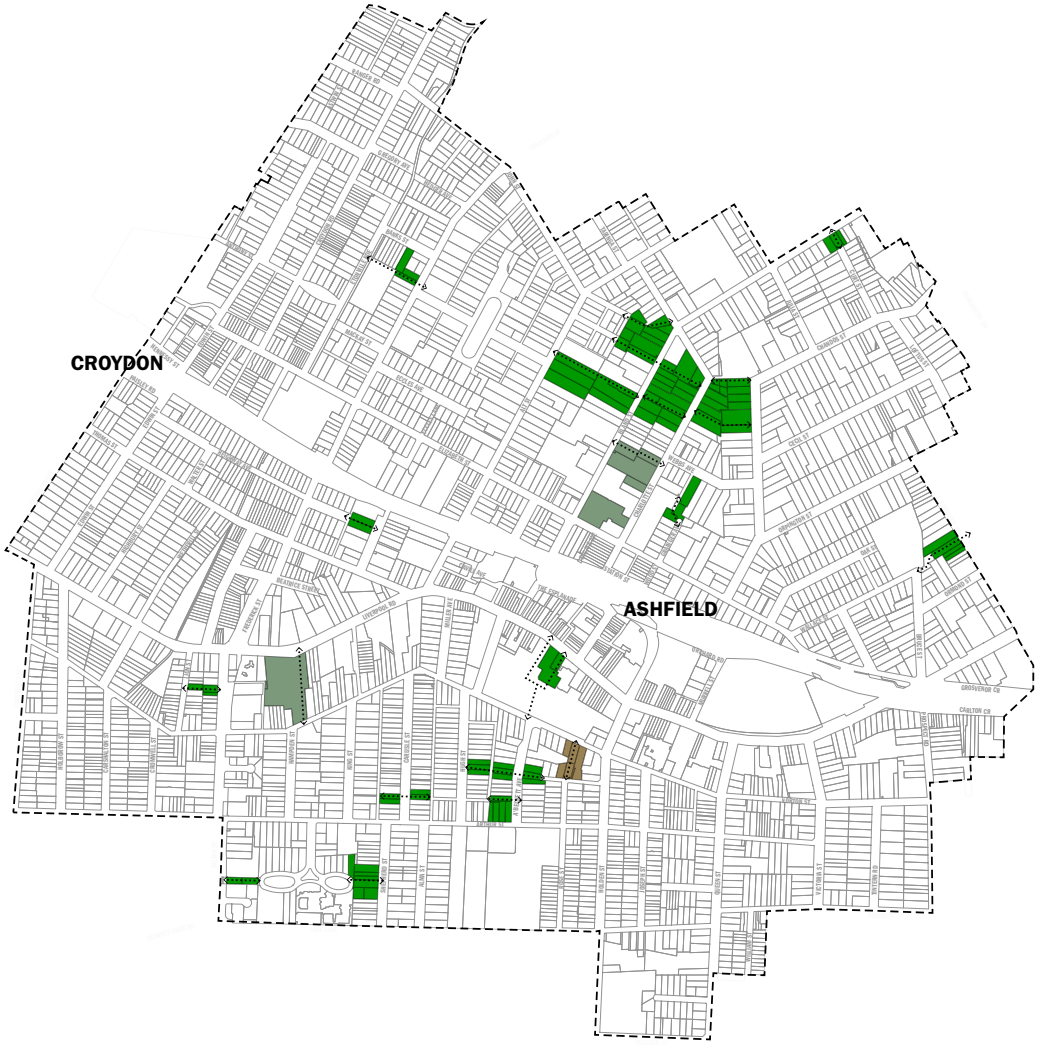


Figure 231: Ashfield - Croydon Development Incentives Map - Public Realm Incentive

Legend

- HIA 1B - Ashfield - Croydon Boundary
- Cadastre

Public Realm Incentive

- Public Realm Incentive - Area A
- Public Realm Incentive - Area B
- Public Realm Incentive - Area C
- Potential Active Transport Connections

8.3. Sustainability Incentives

To provide enhanced liveability and environmental sustainability outcomes, it is proposed that a sustainability incentive will be introduced which would encourage high-performing buildings that achieve energy and water targets above the NSW mandatory requirements in the Sustainable Buildings SEPP. Additional floor space equal to 5% of the proposed base FSR will be permitted if energy and water minimum performance standards exceed BASIX, as outlined in the Table below. It is proposed that the incentive will be available to residential development and mixed-use development. Analysis was undertaken by sustainability consultancy Atelier Ten as part of the master plan to inform these incentives.

Development type and threshold	Minimum energy target	Minimum water target
Low rise residential buildings: 2-3 storey	8-point increase over the Sustainable Buildings SEPP ≈ BASIX Energy 75	BASIX Water 50 (and up to 60 where recycled water is available) for all new dwellings
Mid-rise residential buildings: 4-5 storey	5-point increase over the Sustainable Buildings SEPP ≈ BASIX Energy 66	
High Rise residential buildings: 6-20 storey	5-point increase over the Sustainable Buildings SEPP ≈ BASIX Energy 65	
Residential as a component of mixed-use development	As above relevant to the number of storey	

It is noted that this incentive does not apply to certain sites such as Key Sites where these sustainability requirements are to be met as a prerequisite to achieving the bonus FSR and height.

HIA 1A - Marrickville - Dulwich Hill Sustainability Incentives Map

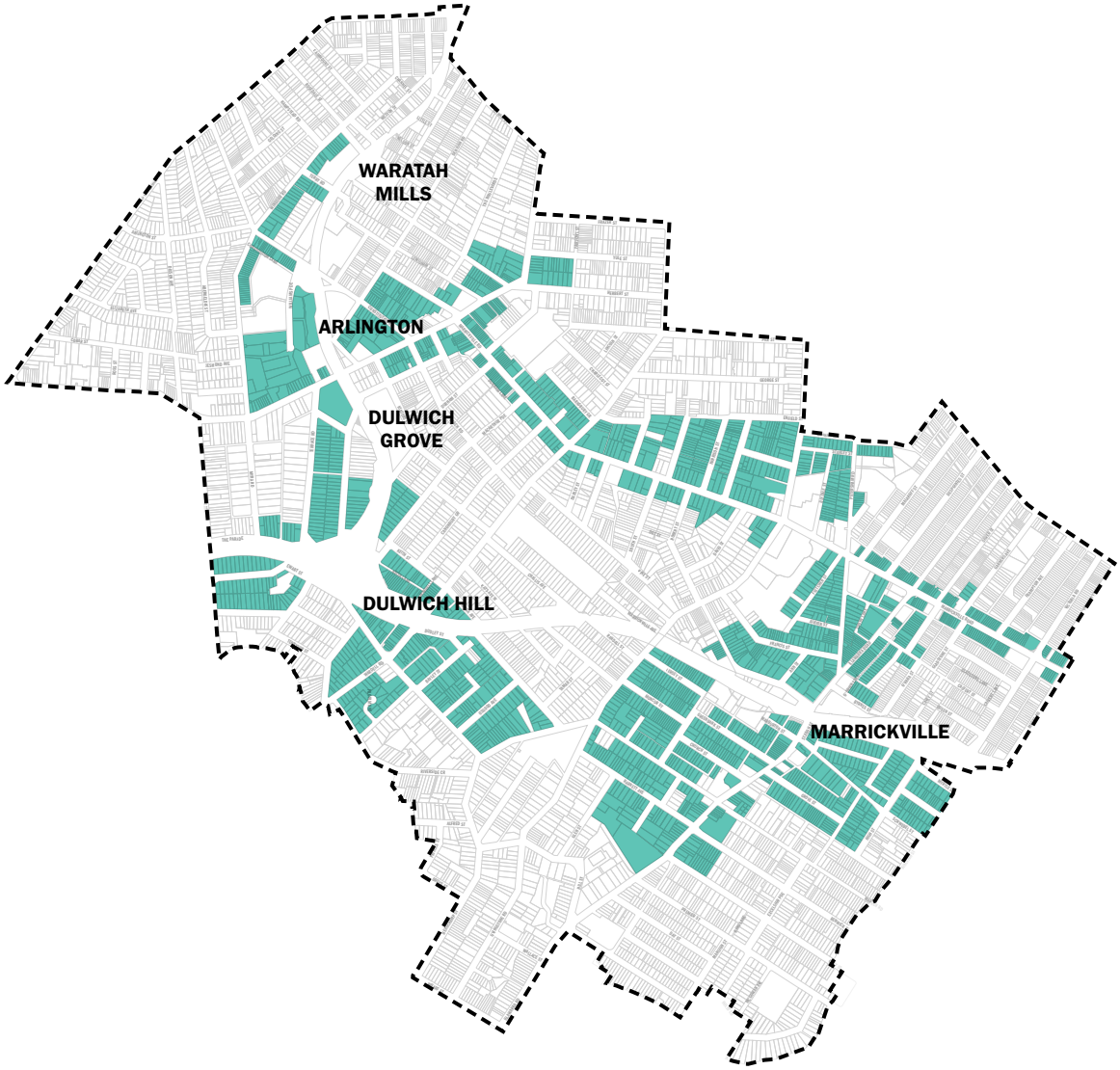


Figure 232: Marrickville - Dulwich Hill Development Incentives Map - Sustainability

Legend

HIA 1A - Marrickville - Dulwich Hill Boundary

Cadastre

Minimum Site Area Incentive

Sustainability Incentive

HIA 1B - Ashfield - Croydon Sustainability Incentives Map

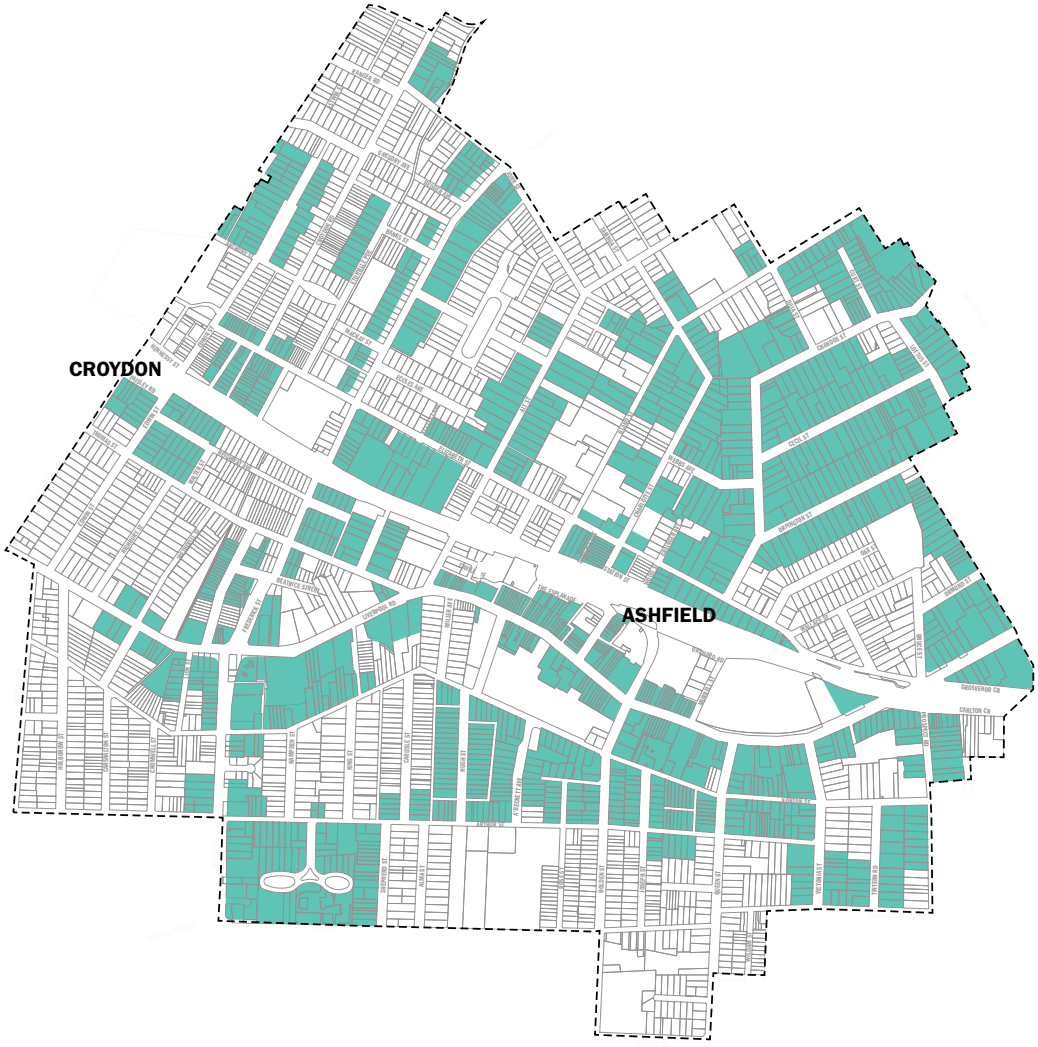


Figure 233: Ashfield - Croydon Development Incentives Map - Sustainability

Legend

HIA 1B - Ashfield - Croydon Boundary

Cadastre

Minimum Site Area Incentive

Sustainability Incentive

HIA 2 - Sustainability Incentives Map

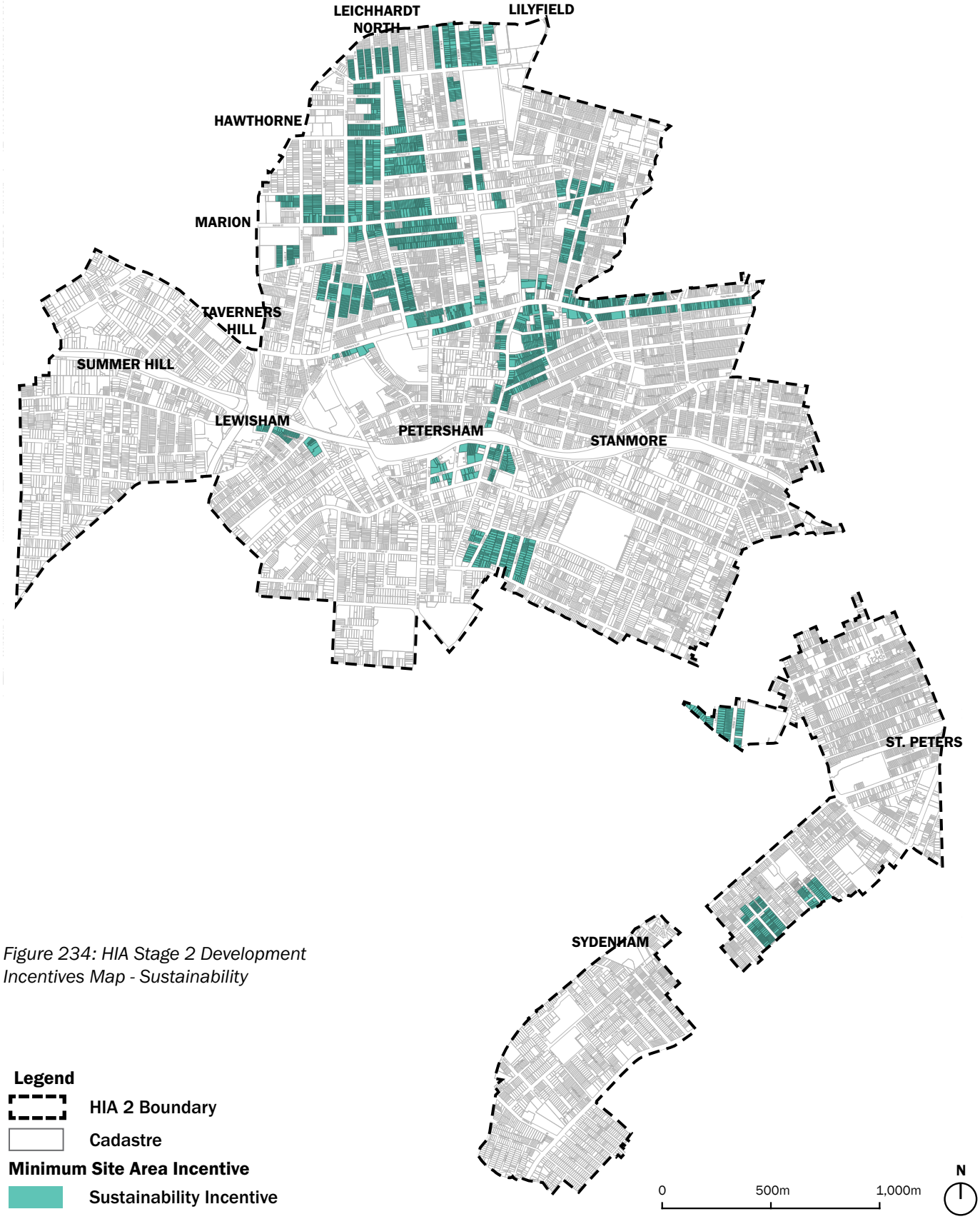


Figure 234: HIA Stage 2 Development Incentives Map - Sustainability

8.4. Development Incentives Application Scenarios

The following section provides development incentives application scenarios applicable to example sites within the HIAs. These include:

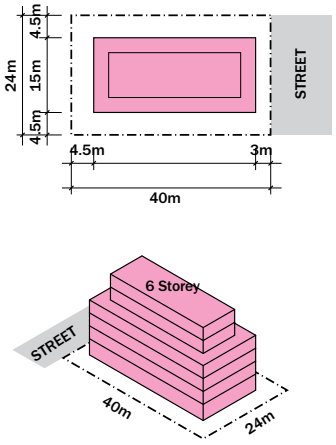
- → Base Case Scenario
- → Scenario A:
  - → Minimum Site Area - Area 4
- → Scenario B:
  - → Minimum Site Area - Area 2
  - → Sustainability
- → Scenario C:
  - → Minimum Site Area - Area 1
  - → Public Realm Incentive - Area C
- → Scenario D:
  - → Minimum Site Area - Area 3
  - → Public Realm Incentive - Area B
  - → Sustainability

Base Case Scenario

This scenario illustrates how the base controls would apply to the site where minimum 21m lot frontage requirement has been met.

Total Site Area (sqm)	960 sqm
Lot Frontage (m)	24m
Eligible for Base Controls	Yes
Base Controls	
Base FSR	**2.2:1**
Base HOB	**22m / 6 storey**

Base Control



Legend

- Indicative Site Boundary
- Base Controls Envelope
- Incentives Envelope

Scenario A

This scenario illustrates how the minimum site area incentives would apply to the site where minimum 35m lot frontage requirement has been met.

Incentive Eligibility Criteria	→ **Minimum Site Area Incentive- Area 4**
Total Site Area (sqm)	1,450 sqm
Base FSR (n:1)	1.2:1
Base HOB (m / storey)	11.9m / 3 storey
Lot Frontage (m)	36m
Min. Site Area Incentive	
Z:	*(1,450-1,000)/800 = 0.56*
Bonus FSR %:	*10%+(5*0.56)% = 12.8%*
Incentive FSR (n:1)	**1.2*12.8% = 0.15**
Incentive HOB (n:1)	**3.2m / 1 storey**
Max. Permissible Controls	
Base + Incentive FSR (n:1)	**1.35:1**
Base + Incentive HOB (m)	**15.1m / 4 storey**

Scenario B

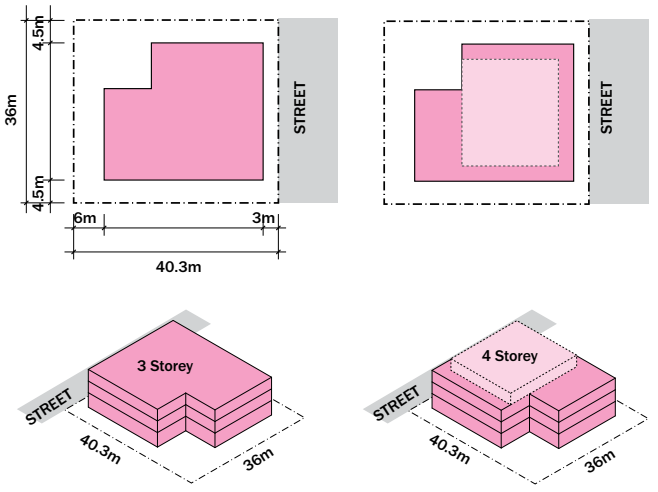
This scenario illustrates how multiple incentives would apply to the site meeting the following requirements:

→ Minimum site area and lot frontage

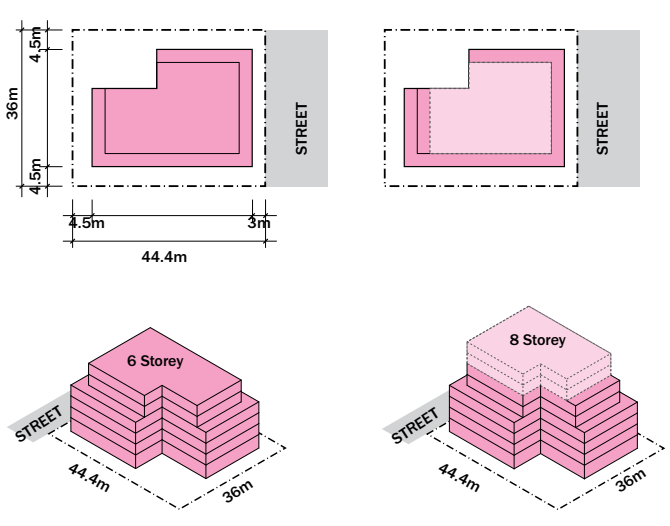
→ Sustainability target

Incentive Eligibility Criteria	→ **Minimum Site Area Incentive- Area 2** → **Sustainability**
Total Site Area (sqm)	1,600 sqm
Base FSR (n:1)	2.2:1
Base HOB (m / storey)	24m / 6 storey
Lot Frontage (m)	36m
Min. Site Area Incentive	
X:	*(1,600-1,200)/600 = 0.67*
Bonus FSR %:	*10%+(10*0.67)% = 16.7%*
Incentive FSR (n:1)	**2.2*16.7% = 0.37**
Incentive HOB (n:1)	**6.4m / 2 storey**
Sustainability Incentive	
Incentive FSR (n:1)	**2.2*5% = 0.11**
Max. Permissible Controls	
Base + Incentive FSR (n:1)	**2.68:1**
Base + Incentive HOB (m)	**30.4m / 8 storey**

Base Control | **Base Control + Incentive**



Base Control | **Base Control + Incentive**



Legend

- Indicative Site Boundary
- Base Controls Envelope
- Incentives Envelope

Development Incentives Application Scenarios Cont'd

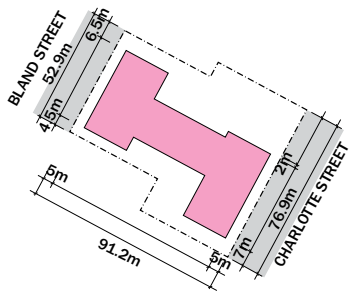
Scenario C

This scenario illustrates how multiple incentives would apply to the site meeting the following requirements:

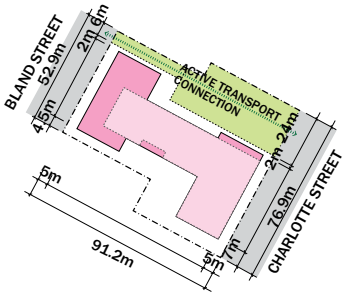
- → Minimum site area and lot frontage
- → Public realm provision - publicly accessible open space and active transport connection

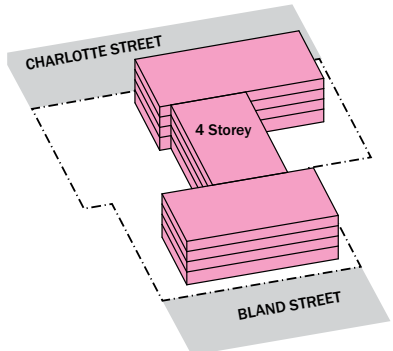
Incentive Eligibility Criteria	→ **Minimum Site Area - Area 1** → **Public Realm - Area C**
Site Address	40 Charlotte Street, Ashfield
Site Area (sqm)	5,917 sqm
Base FSR (n:1)	1.3:1
Base HOB (m / storey)	16m / 4 storey
Public Realm Provision	→ Publicly Accessible Open Space min. 1,250 sqm → Active Transport Connection
Min. Site Area Incentive	
Incentive FSR (n:1)	**1.3*15% = 0.20**
Incentive HOB (n:1)	**3.2m / 1 storey**
Public Realm Incentive	
Incentive FSR (n:1)	**1.3*60% = 0.78**
Incentive HOB (n:1)	**16m / 5 storey**
Max. Permissible Controls	
Base + Incentive FSR (n:1)	**2.28:1**
Base + Incentive HOB (m)	**35.2m / 10 storey**

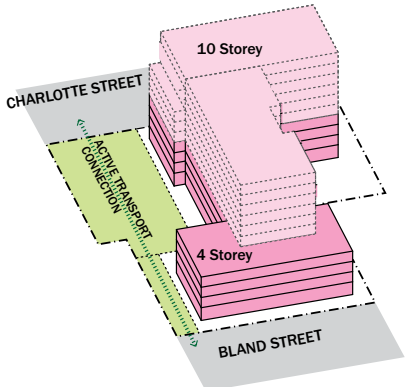
Base Control



Base Control + Incentive







Legend

- Indicative Site Boundary
- Base Controls Envelope
- Incentives Envelope
- Public Realm - Publicly Accessible Open Space
- Active Transport Connections

Scenario D

This scenario illustrates how multiple incentives would apply to the site meeting the following requirements:

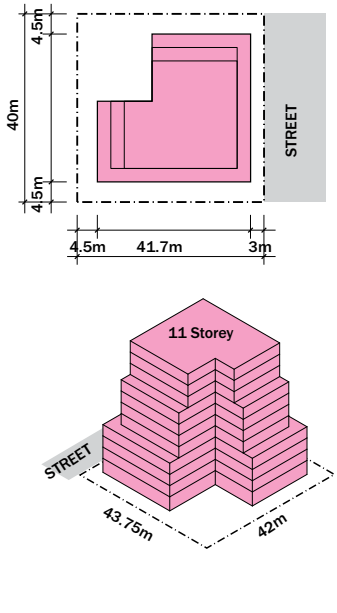
→ Minimum site area and lot frontage

→ Public realm provision - active transport connection.

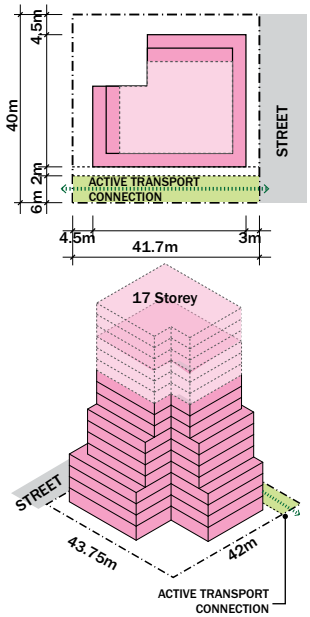
→ Sustainability target

Incentive Eligibility Criteria	→ Minimum Site Area Incentive - Area 3 → Public Realm Incentive - Area B → Sustainability
Total Site Area (sqm)	1,750 sqm
Base FSR (n:1)	3.5:1
Base HOB (m / storey)	39.5m / 11 storey
Lot Frontage (m)	40m
Active Transport Connection Provision	6m wide active transport connection
Min. Site Area Incentive	
Y:	*(1,750-1,500)/300 = 0.83*
Bonus FSR %:	*10%+(15*0.83)% = 22.45%*
Incentive FSR (n:1)	**3.5*22.45%=0.79**
Incentive HOB (n:1)	**12.8m / 3 storey**
Public Realm Incentive	
α:	*(1,750-1,500)/300 = 0.83*
Bonus FSR %:	*10%+(5*0.83)% = 14.15%*
Incentive FSR (n:1)	**3.5*14.15% = 0.5**
Incentive HOB (n:1)	**12.8m / 3 storey**
Sustainability Incentive	
Incentive FSR (n:1)	**3.5*5% = 0.18**
Max. Permissible Controls	
Base + Incentive FSR (n:1)	**4.97:1**
Base + Incentive HOB (m)	**65.1m / 17 storey**

Base Control



Base Control + Incentive



Legend

- Indicative Site Boundary
- Base Controls Envelope
- Incentives Envelope
- Public Realm - Publicly Accessible Open Space
- Active Transport Connections

PART F ASSUMPTIONS AND YIELD ESTIMATE

The following chapter summarises the methodology and estimated dwelling yield outcomes as a result of the proposed changes recommended in the HIA Master Plans.

9. ASSUMPTIONS AND YIELD ESTIMATE

9.1. Methodology

The HIA Master Plans identify the urban structure and opportunities for each precinct, based on the place analysis, vision and place principles. Properties with the following affectations are considered constrained sites and therefore are largely excluded from the dwelling yield calculations:

- → Heritage Items[1]
- → Heritage Conservation Areas[2]
- → High hazard flooding areas[3]
- → Strata titled properties[4]
- → RE zoned land, including RE1 Public Recreation and RE2 Private Recreation zones
- → SP2 Infrastructure zoned lands, including education facilities and infrastructure
- → Employment zoned lands, including E3 Productivity Support Zone and E4 General Industrial

Notes:

[1] A few heritage items are included, noting their potential to be sensitively incorporated as part of a larger integrated development.

[2] Part of HCAs within Marrickville Town Centre, Dulwich Hill Village and Dulwich Hill Station precincts were included, noting its opportunity for redevelopment whilst retaining its character i.e. retaining shopfront façade and street wall height with appropriate upper-level setbacks.

[3] Certain high hazard flood affected areas have been included where the flood impact risk assessment demonstrates that the flooding impacts can be managed and mitigated through appropriate design outcomes as part of new development.

[4] Strata titled properties are generally complex and require more coordination to be redeveloped. Therefore, these have been considered as a constraint and removed from the dwelling yield calculations.

Assumptions

The following assumptions have been used in the development of HIA Master Plans:

Table 15: Master Plan Assumptions

Built Form Assumptions	
Building Efficiency (GBE to GFA)	
Commercial / Community	85%
Residential	75%
Minimum Floor to Floor Height	
Commercial - Ground Level	5.0m
Commercial - Upper Level	4.0m
Residential - Ground Level	4.0m
Residential - Upper Level	3.2m
Lift Overrun	1.5m
Average Dwelling Size	
Average Dwelling Size GFA (sqm)	82.5 sqm

GBE: Gross Building Envelope Area
GFA: Gross Floor Area

9.2. Yield Estimate

The following table provides the estimated potential additional dwelling capacity within the HIA.

Table 16: Housing Investigation Areas Estimated Dwelling Capacity

Housing Investigation Areas	HIA Potential Additional Dwelling Capacity
HIA Stage 1 **Marrickville-Dulwich Hill and Ashfield-Croydon**	21,983
HIA Stage 2 **Leichhardt, Petersham, Stanmore, Lewisham, Marrickville, St Peters and Sydenham**	8,975
Total	30,958

Notes:

The dwelling yield relates to theoretical capacity testing under the proposed controls. Even if the planning framework allows for a certain number of dwellings, the market demand, construction costs and other factors may not support the theoretical maximum dwelling capacity.