

## Recommended changes to the Former Lilydale Quarry Affordable Delivery Strategy (September 2022)

No.	Recommendation
1	Include an up to date needs assessment, focusing on needs of the locality, or the existing needs assessment is reviewed and either confirmed and/or modified.
2	Increase the Category 1 (social housing) from 2.5 percent to at least 3.5 percent (approximately 107 social housing units). This may require modified arrangements between the social housing delivery partner(s) (currently Haven; Home, Safe).
3	<p>Incorporate methods by which social housing and affordable purchase housing numbers may be:</p> <ol style="list-style-type: none"> <li>1) increased (and by how much) if the total number of dwellings in the Former Lilydale Quarry (Kinley) exceeds agreed amounts;</li> <li>2) reduced if Precinct 4 cannot be fully developed as contemplated.</li> </ol>
4	Confirm the social housing to be delivered will be owned and managed by a registered agency under the <i>Housing Act 1983</i> and that all land to be transferred for social housing will meet the needs of the registered agency.
5	Provide additional information and direction for social housing as to the location, suitability of land for the intended building form, function, size, number of bedrooms, provision of services and timing of delivery.
6	Include the mechanism as to how the required social housing dwellings must be delivered as a precondition to relevant stages of each of the Precincts.
7	Includes alternate delivery methods, or the mechanisms to achieve such alternate methods, should the intended Affordable Housing outcomes (or part of them) are not achievable.
8	Include a requirement for and details as to how an independent housing organisation is to be appointed to oversee the implementation of Category 2 (affordable purchase) homes.
9	Detail the eligibility criteria relating to Category 2 (affordable purchase) homes in the Strategy, together with any methods by which such affordability can be secured through subsequent sales and purchases.
10	Confirm the number of affordable housing dwellings (both Social Housing and Affordable Purchase Housing) and estimated land requirements, building form and location, to be delivered within each Precinct.

No.	Recommendation
11	Modify the timing of the Social Housing, bringing not less than 25 percent of the total provision (or such other number Council agrees) into Precinct 1 and a further 25 percent into Precinct 3, with timing across the subdivisional stages, not deferred until the last stages of the Precinct.
12	Include a monitoring and reporting process detailing implementation of the Strategy and associated Affordable Housing Section 173 Agreement, which is to be submitted to Council on an annual basis.
13	<p>Include either a draft Affordable Housing Section 173 Agreement or a section within the Strategy detailing key components of the S173 Agreement including:</p> <ol style="list-style-type: none"> <li>1) Securing delivery of the Strategy (modified as contemplated in these terms) and in turn the Affordable Housing;</li> <li>2) Specifying the methodology to ensure allocation, location, type of housing, integration and tenure for the housing;</li> <li>3) Ensuring the spread of social housing particularly across Precincts 1, 3 and 4, in roughly equal proportion;</li> <li>4) Recognising that if Precinct 4 cannot be developed as contemplated, the necessary reduction in affordable housing provision and agreed methodology around such reduction.</li> </ol>