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Part I

Introduction



1.1 About this plan

This Development Control Plan (DCP) is entitled Green Square Affordable Housing Development Control Plan. It applies to land which is subject to South Sydney Local Environmental Plan 1998 and defined as *Green Square*, and provides more detailed planning provisions relating to affordable housing than those contained within the Local Environmental Plan (LEP).

This Plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act, 1979. It was adopted by Council on 14 August 2002 and came into force on 10 September 2002.

1.2 Aims of this plan

This plan sets out the requirements related to the provision of affordable housing within the Green Square area, and the issues Council will take into consideration when assessing development applications in the area. It implements the aims of LEP 1998 with respect to Green Square, and the objectives of the Environmental Planning and Assessment Act 1979. The aims of this plan are:

- (a) assist in the promotion of a socially diverse community within Green Square, specifically through the provision of housing affordable to households on low to moderate incomes;
- (b) provide clear guidance to the community and developers regarding the provision of affordable housing in Green Square; and
- (c) set out the obligations relating to the on-going management of affordable housing.

1.3 Relationship to other plans

Where there is an inconsistency between this plan and any environmental planning instrument applying to the same land, the provisions of the environmental planning instrument shall prevail. An environmental planning instrument includes a State Environmental Planning Policy, Regional Environmental Plan or a Local Environmental Plan.

1.4 Definitions

Affordable housing

Affordable housing means rented housing occupied by households on very low, low or moderate incomes, provided and managed in accordance with this DCP and the affordable housing principles for Green Square.

Eligible income groups

The gross incomes of households eligible for affordable housing fall within the following ranges of percentages of the median household income for the time being for Sydney Statistical Division, according to the Australian Bureau of Statistics:

<i>Very low income household</i>	less than 50%
<i>Low income household</i>	more than 50%, but less than 80%
<i>Moderate income household</i>	more than 80% but less than 120%

Total floor area

Total floor area means the total of the areas of each floor of a building. The area of each such floor is taken to be the area within the outer face of the external enclosing walls, but excluding:

- columns, fins, sun control devices, awnings, and other elements, projections or works outside the general lines of the outer face of the external walls (other than balconies comprising the minimum balcony area required by the Council, and excluding any additional area), and
- the maximum ancillary car parking required by the Council and any associated internal vehicular and pedestrian access to that car parking; and
- space for the loading and unloading of goods.

1.5 How to use this plan

This plan should be read in conjunction with South Sydney LEP 1998. Part 4 Division 3 of the LEP, *Affordable housing at Green Square*, details the specific clauses for the provision of affordable housing by the private sector.

This plan should also be read in conjunction with South Sydney DCP 1997: Urban Design – Green Square amendment.

This Plan consists of four Parts:

Part 1 Introduction, sets out the title of the Plan, its relationship to other plans and lists of definitions used;

Part 2 Principles, introduces the concept of affordable housing, outlines the principles and aims of this DCP and establishes how to calculate the affordable housing contribution;

Part 3 Provision of Affordable Housing sets out the administrative processes for providing affordable housing; and

Part 4 Administration and Management details how the affordable housing will be administered and managed by a ‘recommended affordable housing provider’.

1.6 Development applications

Where an application is lodged for land affected by this plan, Council will consider it on its merits taking into account the provisions of this plan in determining the application. In addition to this plan, South Sydney LEP 1998 and South Sydney DCP 1997: Urban Design (including its Green Square amendment), Council must take into consideration those matters listed under Section 79c of the Environmental Planning and Assessment Act, 1979, and the relevant provisions of the Local Government Act.

Council’s development application form sets out instructions for completing a development application. Applicants are encouraged to consult with Council officers prior to lodgement of an application, to clarify Council’s requirements, and to ensure that all necessary information is submitted.

Part 2

Principles



2.1 Principles of affordable housing

This DCP sets out the detailed requirements for the provision of affordable housing in Green Square in accordance with the planning principles for Green Square established in South Sydney LEP 1998.

An important principle for the LEP is to provide for an integrated working and living environment containing a wide range of housing and employment opportunities. The LEP encourages and promotes a wide range of housing in terms of form, tenure and social mix. A particular aim of the LEP is the development of housing which is affordable to low and moderate income households. The LEP principles that are relevant to the provision of affordable housing as part of the development of Green Square are (refer to Schedule 4 of the LEP):

- *Development in Green Square is to promote a compact working and living environment to maximise the efficient use of resources and infrastructure provision.*
- *Development in Green Square is to benefit, in a physical, social, economic and environmental manner, the existing communities within South Sydney and the people of the City South Region.*
- *Development is to provide a variety of housing (including affordable housing) to accommodate a range of income groups and social diversity, increase housing choice and flexibility, encourage employment-based activities and contribute to the creation of a range of precincts with character.*
- *Development in Green Square is required to provide an appropriate proportion of affordable housing to ensure that low to moderate income households can live in Green Square.*

The specific aims of the LEP are:

- *To encourage a variety of housing (including affordable housing) to accommodate a range of income groups close to employment and services.*
- *To ensure that low to moderate income households can live in Green Square through requiring development to provide an appropriate proportion of affordable housing.*

The above principles reflect the affordable housing provisions of the Environmental Planning and Assessment Act 1979 (EPA Act).

2.2 The affordable housing program

In order to achieve the principles outlined in the LEP, the Green Square affordable housing program set out in this DCP aims to provide, as development occurs over the next 15 to 20 years, a rental stock of up to 330 units of affordable housing for very low to moderate income households in the Green Square area.

This is to encourage the provision of a balanced community with a wide range of housing for a cross section of socio-economic groups.

2.3 The need for affordable housing

The Green Square redevelopment area is undergoing substantial change. Significant redevelopment and restructuring is occurring as a result of the provision of key transport infrastructure including heavy rail and arterial road upgrading. The area is also in transition from its traditional manufacturing industries to more modern employment and residential uses.

These changes combined with South Sydney's proximity to the Sydney CBD, have resulted in the area becoming increasingly attractive as a place to live.

These changes have been supported by South Sydney Council through the preparation of the Green Square amendments to LEP 1998 and DCP 1997: Urban Design, which rezone land and allow for changed uses and a higher intensity of development. The new planning provisions combined with significant public expenditure on transport infrastructure have substantially increased the development potential and hence, it can be expected, the land values of the area. In recent years the price of land for most land uses has shown an increase. Land owners will benefit from increases in land value, however, the increases in land value will have an impact on the affordability of housing, particularly for low and moderate income earners of the inner city as higher value uses are found for the land.

The traditional suburbs of South Sydney have a history of diverse socio-economic groups aligned with its industrial past. As a result of the changes underway, South Sydney Council is concerned that the social diversity of the area be retained through providing housing and employment opportunities for a socio-economic mix of households. Census data indicates that over the last 5–10 years the area has experienced a change in the socio-economic structure of its population. The proportion of people with well paid jobs and higher incomes has increased, while the proportion of lower income households has declined. Analysis of the rental and purchase housing markets indicates that the majority of recent residential housing developments in the area are medium to high cost accommodation and that median rents have increased. **Appendix A** illustrates social and economic impacts arising from changes to land use and land values in the area.

The substantial injections of infrastructure investment and upgrading of the area will continue to produce upward pressures on property values placing further pressure on purchase and private rental accommodation costs beyond the means of low to moderate income groups. Without provision of more affordable forms of housing, the market can be expected to continue to produce more expensive housing in the area, so that housing will only be affordable to households on relatively high incomes. Existing lower income groups would need to move out of the area, and new lower income households may be prevented from finding housing in Green Square close to new employment opportunities.

The Council and the community have recognised the need to provide for a mix of socio-economic households. This is seen as an important aspect of the transformation of Green Square into a new urban area where there is a place for new and existing businesses and residents, including low to moderate income households. The Green Square Structural Masterplan recognised the need to achieve a social mix and affordable housing; detailed provisions have been incorporated in South Sydney LEP, to require the provision of affordable housing in Green Square.

An important planning principle of the LEP is to provide for a full range of housing in terms of form, tenure and cost. A particular aim of the LEP is to require the development of a specified proportion of housing which is affordable to households on low to moderate incomes. This part of the DCP details the process for the provision of affordable housing.

2.4 What is affordable housing

The term ‘affordable housing’ conveys the notion of reasonable housing costs in relation to income (National Housing Strategy). Within the context of the Green Square housing program, the aim is to provide dwellings which are affordable to very low, low to moderate, and moderate income households at a reasonable rental cost. **Appendix C** details the basis of the income thresholds and indexing principles. Reasonable housing costs in relation to these households are defined as totalling approximately 25-30% of gross household income. **Table 1** outlines the target gross household income.

Table 1. Very low to moderate incomes

Household group	Gross household income
Very low income	< \$19,968
Low to moderate income	\$19,968 – \$31,949
Moderate income	\$31,949 – \$47,923

Source: Census data 1996

Affordability is closely linked with both the appropriateness and quality of the dwelling for its residents. In this regard, the Green Square affordable Housing Program aims to provide dwellings which respond to housing needs. In physical terms the standard of dwellings is to be consistent with the average standard of contemporary development in the area.

2.5 An appropriate proportion of affordable housing

In order to achieve the planning principles outlined in South Sydney LEP 1998, this DCP aims to require, as development occurs over the next 20 to 30 years, the equivalent of 3% of the total residential floor area developed and 1% of the total non-residential floor area developed in Green Square, as affordable rental housing for very low, low to moderate and moderate income households.

Approximately 11,000 residential units or 1,100,000 m² of residential floor area (giving rise to approximately 330 affordable units) and 300,000m² of non-residential floor area (giving rise to approximately 30 affordable units) is projected.

To further encourage long term employment generating uses within the Green Square area a lower proportion of total floor area has been required from non-residential development for the provision of affordable housing compared to residential development.

In the first instance, the intention is to provide affordable housing within each proposed development. However, alternative arrangements may be made where an in lieu monetary contribution may be provided, so that affordable housing can be provided elsewhere within the Green Square area. The amount of the in lieu contribution is calculated to be equivalent to the total floor area that would otherwise be required to be provided for use as affordable housing.

The following formulae have been used to calculate the on site and in lieu contributions.

Table 2. Calculation of contributions

Average size of 1 unit of affordable housing	100m ²
Average cost of providing 1 unit of affordable housing	\$220,000
Estimated total floor area residential	1,100,000m ²
Estimated total floor area non-residential	300,000m ²

Residential development

A. On site contribution

On site contribution = $\frac{\text{M}^2 \text{ total floor area required for } \underline{330 \text{ units of affordable housing}}}{\text{M}^2 \text{ total floor area of residential uses in Green Square}}$

On site contribution = $\frac{33,000}{1,100,000} = 3\%$ of total floor area

B. In lieu contribution

In lieu contribution = $\frac{\text{total cost for } \underline{330 \text{ units of affordable housing}}}{\text{M}^2 \text{ total floor area of residential in Green Square}}$

In lieu contribution = $\frac{\underline{\$72,600,000}}{1,100,000} = \text{approx } \$66/\text{m}^2$ of total floor area

Non-residential Development

A. On site contribution

On site contribution = $\frac{\text{M}^2 \text{ total floor area required for } \underline{30 \text{ units of affordable housing}}}{\text{M}^2 \text{ total floor area of non-residential uses in Green Square}}$

On site contribution = $\frac{3,000}{300,000} = 1\%$ of total floor area

B. In lieu contribution

In lieu contribution = $\frac{\text{total cost for } \underline{30 \text{ units of affordable housing}}}{\text{M}^2 \text{ total floor area of non-residential in Green Square}}$

In lieu contribution = $\frac{\underline{\$6,600,000}}{300,000} = \text{approx } \$22/\text{m}^2$ of total floor area

For residential development where the contribution is provided in kind, on site, 3% of the total floor area is required to be provided as affordable housing. With regard to the in lieu monetary contribution, the contribution from residential development towards affordable housing equates to \$66 per square metre of total floor area.

For non-residential development where the contribution is provided in kind, on site, 1% of the total floor area is required to be provided as affordable housing. With regard to the in lieu monetary contribution, the contribution from non-residential development towards affordable housing equates to \$22 per square metre of total floor area.

The requirement to provide either an on site or in lieu contribution will be a condition of development consent. See *Part 3 Provision of Affordable Housing*.

2.6 Exemptions

The following development (or so much of any mixed development that consists of the following development) is exempt from providing on site or in lieu contributions (refer to clause 27Q LEP 1998):

- (a) development for residential purposes that will result in the creation of less than 200 square metres of total floor area; or
- (b) development for non-residential purposes that will result in the creation of less than 60 square metres of total floor area; or
- (c) development for the purposes of public housing; or
- (d) development for the purposes of affordable housing by a community housing organisation or non-profit organisation; or
- (e) development for the purposes of community facilities; or
- (f) development for the purpose of a public road, or public utility undertaking or facility, and no other purpose.

2.7 Indexation of contributions

In lieu monetary contributions are indexed to ensure that the contributions reflect the costs associated with the provision of affordable housing over time. The contributions will be indexed annually on March 1 on the basis of the Established House Price Index for Sydney for the preceding year (December to December – using arithmetic averages of the quarterly index numbers) as published by the Australian Bureau of Statistics (Cat No. 6416.0).



Part 3

Provision of Affordable Housing



3.1 “Inclusionary zoning”

All development within Green Square (other than development expressly exempted by clause 27Q of LEP 1998) is required to provide affordable housing. The requirement for provision of affordable housing will be a condition of development consent. In the first instance the intention is to provide affordable housing within each proposed development. However, alternate arrangements may be made where an in lieu monetary contribution may be provided so that affordable housing can be provided elsewhere within Green Square. The process for collection and payment of affordable housing contributions is outlined at **Figure 1** on the next page.

In all instances the Council will require evidence that the condition of development consent relating to affordable housing will be satisfied prior to the granting of any construction certificate. The option exists however to defer payment of in lieu contributions until prior to granting of an occupation certificate for development. Before granting a construction certificate Council will require:

- evidence that the applicant has reached agreement with a recommended community housing organisation over the transfer of title, to the satisfaction of the consent authority;
- evidence that payment of an in lieu contribution has been made; or
- lodgement of a satisfactory bank guarantee with the Department of Planning (Planning NSW), to the value of the required contribution.

Any condition of development consent relating to affordable housing must be fully satisfied before Council will grant an occupation certificate for the development. Full compliance with the condition will require:

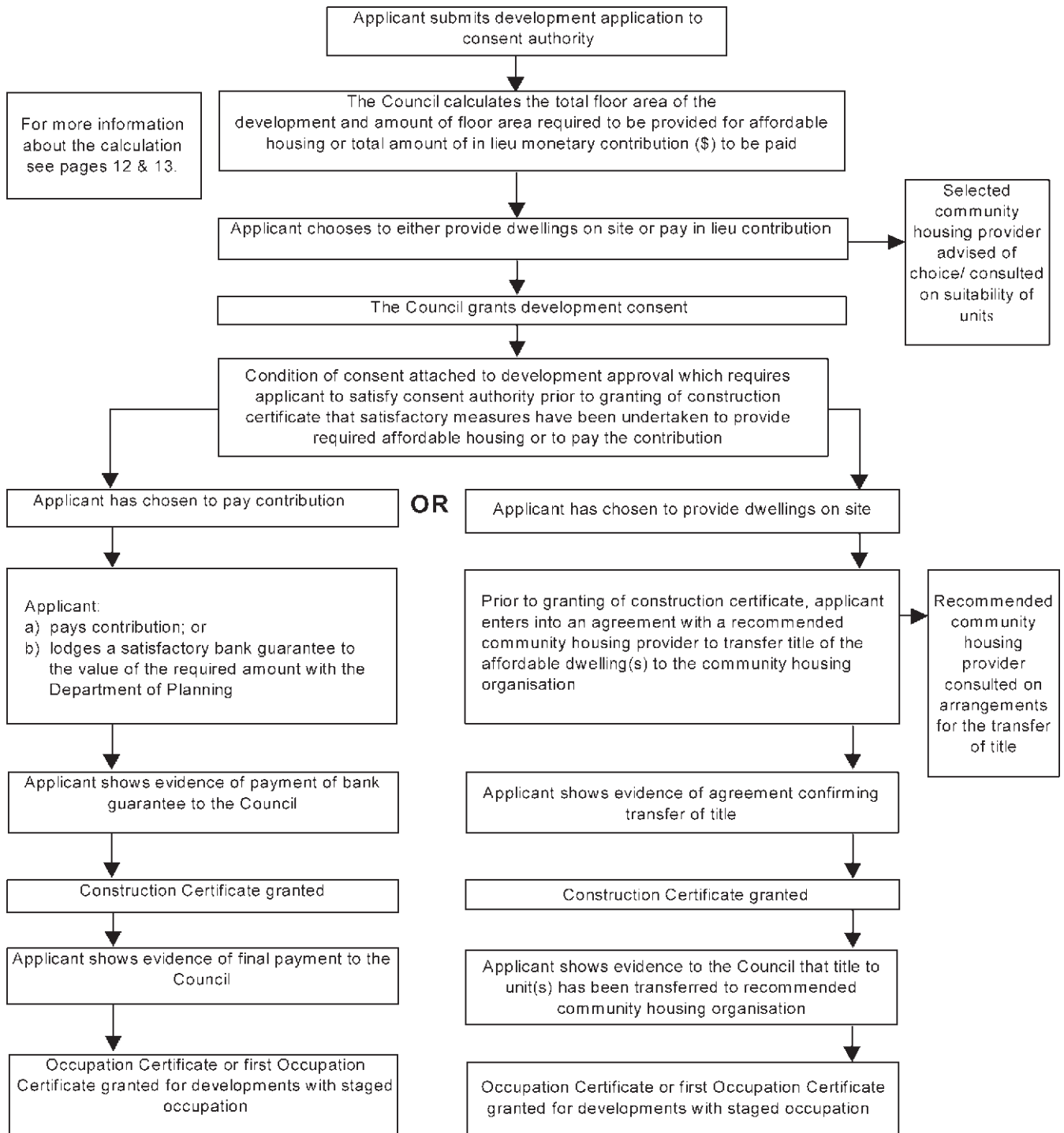
- evidence that title to contributed units has been transferred to a recommended community housing organisation; or
- receipt of payment of an in lieu contribution.

When provided to Council, this evidence will allow approval of an occupation certificate for the subject development or the first occupation certificate for developments with staged occupation.

Where an applicant chooses to provide affordable housing on site, those unit(s) must be identified on development application drawings. To determine whether nominated units and their subsequent management arrangements are appropriate and fulfil affordable housing principles, Council will seek comments from the recommended community housing organisation.

In circumstances where no building certificate is required, evidence that the condition of development consent relating to affordable housing will be or has been met will be required by Council before the commencement of construction, and subsequently prior to occupation of development.

Figure I. Process for collection and payment of affordable housing contributions



3.2 On-site contributions where title is transferred to the community housing organisation

Where affordable housing is proposed to be provided on site, the applicant transfers title of the affordable housing unit(s) to a recommended non-profit community housing organisation experienced in the management of affordable housing. An agreement to transfer title to the recommended community housing organisation must be finalised to the satisfaction of the Council and evidence provided to Council prior to the granting of a construction certificate. The Council must be satisfied that the nominated units will fulfil the affordable housing principles set out in clause 27N of South Sydney LEP 1998, and will have sought comment from the recommended community housing organisation on the appropriateness of the units.

The affordable housing contribution will be satisfied when the title to the unit(s) is transferred to the recommended community housing organisation. Evidence that the transfer of title has occurred will be required by Council before approval of any occupancy certificate.

3.3 Monetary or in lieu contributions

Where an applicant chooses to pay a monetary contribution towards affordable housing, the amount of the contribution will be nominated in the condition of development consent. Before the granting of any construction certificate, the applicant must provide evidence to Council of payment of the contribution. Payment will be by unendorsed bank cheque to the Department of Planning.

As an alternative, the applicant may provide evidence that a satisfactory bank guarantee, to the value of the required contribution has been lodged with the Department of Planning.

In lieu contributions will be indexed annually in accordance with the Established House Prices Index. See Section 2.7 *Indexation of Contributions*.

The affordable housing condition of consent will be satisfied when payment of the required monetary contribution has been made. Evidence that this has occurred will be required by Council before the granting of any occupation certificate.

The contribution will be transferred to the community housing organisation for management and construction of affordable dwellings in accordance with the principles of Schedule 4 of South Sydney LEP 1998 and this DCP.

3.4 Bank guarantees

Any bank guarantee taken out to provide evidence to the Council that an affordable housing contribution will be paid (and thereby allow approval of a construction certificate) must be in a form acceptable to the Department of Planning.

The Department will generally require bank guarantees:

- to be issued by an Australian bank;
- to require the bank to pay the guaranteed amount unconditionally to the Department of Planning where it so demands in writing but not before receipt of advice from the Council of the City of South Sydney that it is able to grant the first occupation certificate for the subject development, or where no occupation certificate is required for occupation of the development;
- to prohibit the bank from having recourse to the applicant or other person entitled to act upon the consent before paying the guaranteed amount;
- to provide that the bank's obligations will be discharged only when payment is made according to the terms of the bank guarantee, if the related consent lapses, or if the Department notifies the bank in writing that the bank guarantee is no longer required. The bank guarantee will otherwise have no date of termination;
- to require the bank to pay the guaranteed amount, notwithstanding any notice to the contrary by the applicant or other person entitled to act upon the consent; and
- to provide that the maximum amount payable, if not paid in the same financial year as the development consent to which it relates, shall be indexed in accordance with this DCP (refer 2.7 *Indexation of Contributions*).

All costs for the preparation and administration of any bank guarantee shall be borne by the applicant.

Payments shall be made to City South Green Square Affordable Housing Operating Account. Payment of affordable housing contributions can be made to, or bank guarantees for the same lodged with, the Department of Planning at the Information Shop of the Department of Planning, Ground Floor, Henry Deane Building, 20 Lee Street, Sydney.

3.5 How often will the affordable housing program be reviewed and updated

The affordable housing program set out in this DCP will be reviewed and updated regularly, and any changes adopted by Council. Any significant changes to the DCP, including changes to the proportion of on-site or in lieu monetary contribution (with the exception of indexing), will be exhibited for comment prior to any amendments to the DCP being adopted by Council.

Part 4

Administration and Management



4.1 Administration and management of the affordable housing contributions

The Office of Community Housing, a division of the Department of Housing is responsible for negotiating resources for the community housing sector, administering and allocating those resources, overseeing the accreditation, registration and monitoring of community housing providers and developing and monitoring asset management strategies for the community housing sector.

Non-profit community housing organisations will manage and deliver affordable housing obtained through contributions. Community housing organisations include non-profit incorporated associations, companies or co-operatives (registered under the Cooperatives Act) with a charter to manage housing for low to moderate income and special needs households. The community housing sector has specific skills in tenancy and asset management of affordable forms of housing.

The Office of Community Housing is currently developing an accreditation and registration system. In the longer term it is proposed that all community housing organisations who wish to manage affordable housing will need to be accredited and registered. In the interim the Office of Community Housing will identify 'recommended community housing providers' with the expertise to manage and/or deliver affordable housing.

'Recommended community housing providers' will be able to receive title to affordable housing units, enter into headleases and/or management agreements with developers for the management of affordable housing units or receive monetary contributions for the provision of affordable housing.

'Recommended community housing providers' identified by the Office of Community Housing as having the requisite expertise to manage and /or deliver affordable housing are:

- responsible for prudent and cost effective use of funds for construction, delivery and management of the affordable housing;
- accountable to government through the Office of Community Housing to ensure that the funds are expended and used in accordance with the affordable housing principles and objectives set out in South Sydney LEP 1998 and this DCP.

'Recommended community housing providers' are listed at **Schedule 1** (page 25).

Currently there is only one 'recommended community housing provider' – City West Housing Company Pty Ltd. The schedule may be updated from time to time by the Council on the advice of the Office of Community Housing.

4.2 Accountability

Recommended community housing providers are accountable to the Office of Community Housing, Department of Housing and will be required to provide:

- annual audited financial statements in a prescribed form;
- three year rolling business plans annually updated;
- a statement of social and financial objectives which specify the broad policies on targeting of housing resources, allocation and rental policies, tenancy management, expenditure of income, financial reporting and sale of assets. This statement will address the issue of private developers' contributions in order to ensure that the monies collected as contributions are spent for the provision, improvement or management of affordable housing within a realistic timeframe; and
- provision of annual data in a prescribed form including income profiles, household profiles, rent charged etc.

All 'recommended community housing providers' will be required to supply a statement of organisational principles which contains a provision that in the event of failure by the organisation to meet its objectives and performance requirements, leading to the organisation being wound up, the organisation's assets will be transferred either to another 'recommended community housing provider' or to the Land and Housing Corporation, on behalf of the Office of Community Housing.

The Office of Community Housing will prepare a summary report for Council from information collected from recommended providers to satisfy Council that contributions continue to be used for the purpose for which they were collected.

In lieu monetary contributions will be paid into the City South Affordable Housing Operating Account, administered by the Office of Community Housing, Department of Housing. Funds will only be released to 'recommended non-profit community housing providers' following receipt of an acceptable business plan and where a provider continues to meet performance and accountability requirements.

4.3 Management of affordable housing provided under the program

Rents will be fixed at 25-30% of gross household income. Rental income will be used to meet management and maintenance costs (including the investment of monies, to meet cyclical maintenance costs), and all rates and taxes payable in connection with the dwelling. All rent received after deduction of these expenses will be used only for the purpose of improving, replacing or providing additional affordable housing stock.

SCHEDULE I.

Recommended Affordable Housing providers

City West Housing Company Pty. Ltd.



Appendices



Social and Economic Changes

The Green Square redevelopment area, is undergoing substantial change in both the types of land uses and community composition. New planning provisions which permit higher order land uses and increased densities combined with significant public infrastructure spending have substantially increased the development potential and land values for the area. Negative impacts as a result of these changes are likely to result in a loss of social diversity as increases in land value flow through to more expensive housing. Council wishes to maintain social diversity within the Green Square area by ensuring households earning low to moderate incomes can live in the area close to employment and services.

Indicators of changes in social diversity (socio-economic mix) include changes in the types of occupation, incomes of households and levels of education of households within an area. The following data identifies a trend of gentrification of the Green Square area and the immediate surrounds (postcode areas of Alexandria and Beaconsfield – 2015, Waterloo and Zetland – 2017 and Rosebery – 2018) with increasing proportions of higher income households reflecting increasing housing costs. Without specific provisions to enable low and moderate income households to be able to afford to live within Green Square, this trend can be expected to continue.

Occupation

Table 1 shows the proportion of the population by various occupations and indicates that there has been a significant increase in the proportion of the workforce in the professional and para-professional (associate professional in 1996) categories since the last census period. Between 1991 and 1996, the proportion of the workforce in the professional category in the postcode areas encompassing and immediately adjacent to Green Square increased from 9.5% to 16.2%, while the proportion of the workforce in the para-professional category more than doubled (from 4.9% to 10.3%). By comparison, over the same period, for the Sydney Statistical Division these categories increased by 5.3% (from 14.4% to 19.7%) and 4.5% (from 6.7% to 11.2%) respectively.

Over the same period, those engaged in the labourer (labourers and related in 1996) occupations in these postcode areas fell from 19.3% in 1991 to 10.7% in 1996 and in the tradesperson occupations from 13.4% to 10.7%. In the Sydney Statistical Division, the proportion of the workforce in these categories also fell, though not as significantly, from 11.1% in 1991 to 7% in 1996 and 12.9% in 1991 to 12% in 1996 respectively.

Table 1: Occupation by % of population for postcodes 2015, 2017, 2018.

Occupation	1991 (%)	1996 (%)
Labourers and related	19.3	10.7
Clerks	18.3	4.7 I-Advanced
Sales and personal services	12.1	17.7 I-Intermediate 9.8 I-Elementary
Total persons (1996 – and related)	13.4	10.7
Plant and machine operators (1996 – intermediate production and transportation)	9.3	11.3
Professionals	9.5	16.2
Managers and administrators	6.3	5.6
Para-professionals (1996 – associate professionals)	4.9	10.3
Other (not stated or adequately described)	6.9	3.1

I. The categories of Clerks and Sales and personal service workers for the 1991 Census were separated into three clerical groups of Advanced, Intermediate and Elementary clerical/sales and services for the 1996 Census.

Source: Census data 1991 and 1996

Income

The proportion of households in higher income brackets (that is, gross household income per annum of greater than \$50,000) has increased substantially within the Green Square area. Although it is not possible to accurately compare the income at each Census (as the categories have changed slightly), the data from 1996 indicates that approximately 21.6% of the population are high income earners, compared with 5.6% in 1986, and approximately 15.1% in 1991.

Further, the selected postcode areas since 1986, have seen a significant reduction in the percentage of households with very low incomes (that is, gross household income per annum of less than about \$16,000). In 1986 this figure was about 46%, and in 1996, it was about 28%. Between 1991 and 1996 the proportion of very low income households declined by approximately 4%, almost double the rate at which the proportion of very low income households have declined in the Sydney Statistical Division for the same period.

Education and qualifications

As illustrated in **Table 2**, the proportion of the population with tertiary qualifications at all levels has increased substantially within the Green Square area and immediate surrounds. In 1991, the proportion of the population with a bachelor degree was 4.7% compared with 8.1% in 1996 – almost double. In comparison, the Sydney Statistical Division has also seen an increase in the percentage of people with bachelor degrees, although at a lesser rate (7.1% in 1991 to 9.7% in 1996).

During the same period, the percentage of people who do not have a qualification in the selected postcode areas has declined from 63.3% in 1991 to 58.9% in 1996, a rate of about 4.4%. Whilst this was also the case in the Sydney Statistical Division, the decline was not as marked (from 56.8% to 53.7%).

Table 2: Qualifications of the population in the selected postcode areas

Qualifications	Selected Postcodes		Sydney Statistical Division	
	1991 (%)	1996 (%)	1991(%)	1996(%)
Higher Degree	1.0	2.0	1.4	2.1
Post Graduate Diploma	0.6	1.0	1.1	1.3
Bachelor Degree	4.7	8.1	7.1	9.7
Undergraduate Degree	2.4	2.5	3.8	3.7
Associate Diploma	0.7	2.8	1.5	3.2
Skilled Vocational	7.8	8.0	10.1	10.1
Basic Vocational	2.7	2.2	4.0	3.2
Inadequately described	1.5	0.9	1.3	1.1
Not stated	15.4	13.6	13.0	11.9
Not qualified	63.3	58.9	56.8	53.7

Source: Census data 1991 and 1996

Residential rent and sale prices

The substantial injections of infrastructure investment (eg Green Square Railway Station) and up-zoning of the area can be expected to increase land values producing upward pressures in purchase and private rental accommodation cost beyond the means of low to moderate income groups.

Table 3: Median weekly rental levels – flats & units (all bedroom sizes)

Area-quarter	June 1997	June 1998	Increase
Selected Postcode Areas of 2015 (Alexandria & Beaconsfield), 2017 (Waterloo & Zetland), and 2018 (Rosebery)	\$195	\$220	+\$25
South Sydney Local Government Area	\$210	\$230	+\$20
Sydney Statistical Division	\$200	\$210	+\$10

Source: Calculated by the Department of Urban Affairs and Planning, based on records from the Rental Bond Board of the Department of Fair Trading.

Between June 1997 and 1998, the median rent levels for flats and units in the postcode areas encompassing and immediately surrounding the Green Square area have increased from \$195 to \$220, an increase on average of \$25. In comparison, the median rent levels for both the South Sydney LGA and the Sydney Statistical Division also increased over the same period, although not as substantially.

Table 4 shows that recent median sale prices (purchase cost) for residential units have been increasing significantly. However, due to the limited number of sales over the period March 1997 to March 1998, these figures need to be treated with caution.

Table 4: Median sale price and number of sales for strata properties

Postcode	Mar 1997	Sales No.	Mar 1998	Sales No.	Difference in value
2015	\$194,000	36	\$227,000	14	+\$33,000
2018	\$240,000	33	\$255,000	42	+\$15,000
	Dec 1997		Dec 1998		
2015	\$175,000	17	\$250,000	17	+\$75,000
2018	\$242,000	30	\$257,000	41	+\$15,000

Note: There was not a sufficient number of sales for comparison in the postcode area of 2017, where less than 10 is considered unusable.

Source: Valuer-General Office. Data compiled by Housing Data Advisory Service, Department of Urban Affairs and Planning, 1998.

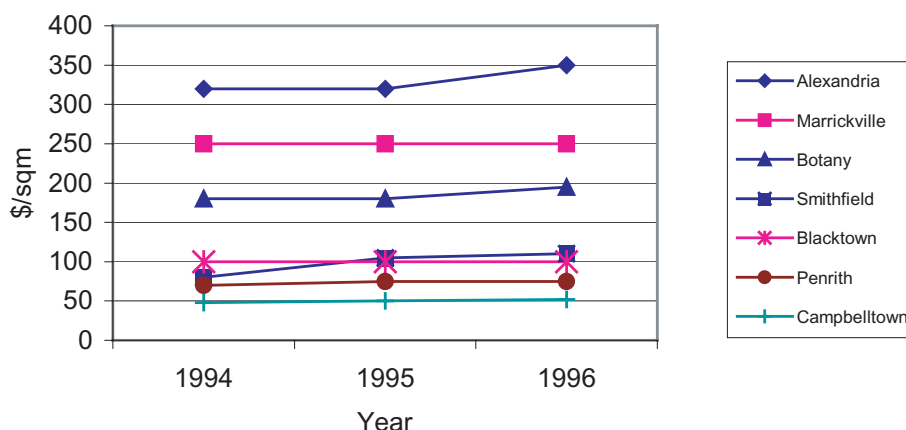
Given the anticipated increasing property values in the area as development occurs, it is considered that most new residential development will be in the higher price range. Therefore, it can be expected that the incoming residents will be in the middle to high income categories for both purchased and rental properties. As a result, the housing market would serve an increasingly smaller proportion of the population, narrowing the socio-economic diversity which does not reflect the stated LEP and DCP objectives for the area.

Increases in land values

Rezoning of former industrial land under South Sydney LEP 1998 to allow mixed uses will contribute to increased land values.

Within the Green Square LEP area, there is potential to develop a range of mixed uses including retail, commercial and public/civic services which will facilitate the provision of local employment opportunities for a variety of occupation groups. This will contribute to the overall amenity of the area and allow for a 're-imaging' of the traditional industrial lands (employment lands) to that of a 'mixed uses' area. The enhanced access to both the Sydney CBD and Sydney's airports, via the Eastern Distributor and future railway link will also improve the accessibility of the Green Square area.

FIGURE 1: Land Value of Small Industrial Sites



Source: Valuer-General Office compiled by Hill PDA, 1998.

As the above graph shows, the land values for industrial land in the area of Alexandria, within the Green Square area, have increased more substantially than the other industrial areas in Sydney shown.

Target groups

The income bands for the target groups are defined with reference to 1996 median household incomes within Sydney Statistical Division (ABS).

- Very low income households are defined as households whose gross annual household income is less than 50% of the area’s median income.
- Low income households are defined as households whose gross annual household income is 50-80% of the area’s median income.
- Moderate income households are defined as households whose gross earnings are 80-120% of the area’s income.

Table 4. Affordable housing target income groups

Target Income Group	Sydney Statistical Division (ABS) Proportion of Median Income	Gross Annual Household Income p/a 1996
Very Low	<50%	<\$19,968
Low	50-80%	\$19,968 – \$31,949
Moderate	80-120%	\$31,949 – \$47,923

Under the terms of the affordable housing program set out in this DCP, the annual household income of target groups will be updated annually based on the most accurate and appropriate available source of information, e.g. Census Data, Australian Household Survey, or indexed based on changes to average weekly earnings (AWF) in NSW (ABS Cat No. 6302.0).