

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

5 January 2016

Attention: The Regional Director, Sydney Region East

Our ref: LEP2016/6/4

Dear Ms McNally,

**Planning Proposal- 176 Blaxland Road, Ryde- Request for Gateway determination**

Council considered a report regarding a Planning Proposal for 176 Blaxland Road, Ryde at its meeting of 11 October 2016. On 13 December 2016, Council resolved to forward the Planning Proposal to the Department.

The Planning Proposal includes the following changes:

- Amending LEP 2014 Land Zoning Map from SP2 Infrastructure (Place of Public Worship) to R4 High Density Residential;
- Amending LEP 2014 Height of Buildings Map to include a Maximum Building Height of 11.5 metres; and
- Amending LEP 2014 Floor Space Ratio (FSR) Map to include an FSR control of 1:1.
- Amending LEP 2014 Lot Size Map to include a Minimum Lot Size of 580m<sup>2</sup>.

Council resolved:

- (a) That Council forward the planning proposal for 176 Blaxland Road, Ryde (Lot 22 and 23 DP 6046) with a request for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that the Ministers delegation enabling Council to determine the LEP be requested. This will be accompanied by a request that a condition be imposed on the Gateway Determination requiring provision of affordable housing consistent with the adopted Ryde Affordable Housing Policy, including Council's Interim Policy Position.*

- (b) *That, in the event of a Gateway Determination being issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, Council delegate authority to the Acting General Manager to place the proposal on public exhibition and a further report be presented to Council following the completion of the exhibition period. This report is also to address the provision of Affordable Housing in accordance with the adopted Ryde Affordable Housing Policy, including Council's Interim Policy Position.*

I request that the Department of Planning and Environment review the Planning Proposal and issue a Gateway determination and the Minister's delegation. Please find attached:

- The proponent's Planning Proposal;
- Council report dated 11 October 2016 and 13 December 2016;
- Copy of Minutes of Council meeting 11 October 2016 and 13 December 2016;
- An indicative timeline for the Planning Proposal.

The City of Ryde Affordable Housing Policy 2016-2031 was adopted on 12 April 2016 and outlines a number of projects, including the preparation of planning controls such as inclusionary zoning for inclusion in Ryde LEP 2014. Council has commissioned an Affordable Housing Study to inform the preparation of the amendments to Ryde LEP 2014.

On 12 April 2016, Council also resolved the following:

- (a) *That Council adopt an interim position in relation to the delivery of affordable housing as part of the development and planning process with:*

*2 % of dwellings in new residential and mixed use developments be affordable housing.*

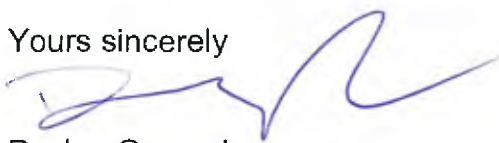
*4 % of dwellings constructed on land to be rezoned to permit residential / mixed use development be affordable housing.*

Council officers met with the applicant during the assessment of the Planning Proposal to negotiate the provision of a Voluntary Planning Agreement (VPA) for affordable housing consistent with the interim policy position. The applicant advised by letter dated 10 November 2016 (attached) that they were not willing to provide affordable housing at the Planning Proposal stage through a VPA but would be willing to discuss the provision of affordable housing at the Development Application stage.

Council is of the view that the subject Planning Proposal should be required to provide 4% of the dwellings as affordable housing, consistent with the interim policy position. In accordance with Council's resolution of 13 December 2016, it is requested that the Department impose a condition on the Gateway Determination requiring provision of affordable housing consistent with the adopted Ryde Affordable Housing Policy, including Council's Interim Policy Position.

Should you require any further information please contact Lara Dominish, Senior Strategic Planner on 9952 8455.

Yours sincerely



Dyalan Govender  
**Acting Manager Strategic City**

