
8 PLANNING PROPOSAL - AFFORDABLE HOUSING

Report prepared by: Senior Coordinator - Strategic Planning
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REPORT SUMMARY

The *Ryde Affordable Housing Policy Stage 1 Background Report* concluded that there will be 10,700 key workers living in housing stress in the City of Ryde by 2031. In response the *Ryde Affordable Housing Policy* aims to ensure that 5% of all new dwellings in the Ryde Local Government Area (LGA) will be delivered as affordable housing. The policy sets a target for 750 affordable housing dwellings in the Ryde LGA by 2031. Of these, 500 dwellings are to be delivered by the State Government and 250 dwellings by Council.

Adopted by Council in April 2016, the *Ryde Affordable Housing Policy* provides a framework to advocate for, facilitate, provide and manage affordable housing in the Ryde LGA. In April 2016 Council also adopted an interim policy position of 4% affordable housing to be provided through rezoning and planning agreements and 2% through the development application process, pending the preparation of new planning controls that will give certainty to the planning process and implement the Policy.

The purpose of this report is to outline proposed amendments to Ryde Local Environmental Plan (LEP) 2014 and Development Control Plan (DCP) 2014 to introduce planning controls supported by comprehensive background studies demonstrating the need for affordable housing and that the proposed planning controls will not unreasonably impact on development feasibility.

Council engaged specialist property and planning consultants Hill PDA to consider affordable housing delivery models including value sharing arrangements, density bonuses, and mandatory inclusionary zoning. (Note: Inclusionary zoning refers to planning controls that require development proposals with residential units to include affordable housing units). Hill PDA concluded that **(CIRCULATED UNDER SEPARATE COVER)**:

- Affordable housing provided through the re-zoning process at a minimum rate of 7% of the gross floor area will attain feasible development margins (Note: development margins generally exceed 20% where the rezoning is from a non-residential to a residential use).
- Affordable housing provided through the development assessment process at a minimum rate of 2% of the gross floor area will attain development margins that exceed 16-20%.
Note: Development margin is the profit divided by the total development costs. A minimum development margin of 16-20% is considered feasible and required for

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the project to meet lending criteria.

In respect of rezonings; a 7% affordable housing requirement is proposed in order to balance the 2% requirement in respect of DAs and achieve Council's adopted target of 5% affordable dwellings for the City of Ryde.

Accordingly, this report recommends that a Planning Proposal (PP) is prepared which outlines the proposed changes to RLEP 2014. The proposed changes are:

- Mandatory inclusionary zoning requiring:
 - In a rezoning; a minimum 7% of all new residential floor space to be delivered as affordable housing
 - In a Development Application; a minimum 2% of all new residential floor space within an R3 Medium Density Residential zone, R4 High Density Residential zone and/or the Ryde Centres Map, to be delivered as affordable housing
- Note: The Ryde Centres Map includes Ryde, Eastwood, West Ryde, Shepherds Bay, Gladesville, Macquarie Park and North Ryde Centres and importantly excludes the R2 low density residential zones covering most of Ryde Local Government Area. As a result the affordable housing DA requirement will not be prescribed for low density development.
- Where appropriate; Council may accept a monetary contribution in lieu of an affordable floor space. A monetary contribution will be appropriate where, for example, the 2% or 7% requirement for affordable housing floor space does not equate to an apartment (i.e. 50sqm) or the particular location may not be suitable (e.g. it is not serviced by public transport). The criteria and process will be detailed in a new DCP part.
 - Where a developer provides affordable housing as required, affordable housing floor space is to be excluded from floor space ratio calculations.

It is recommended that all monetary contributions obtained in relation to affordable housing including surplus rental funds are hypothecated to the delivery, maintenance and management of Council's affordable housing portfolio and that a Reserve is established for this purpose.

This approach is similar to the approach taken by other Councils and provides certainty for the community and the development industry, and does not have an unreasonable impact on development feasibility.

The proposed controls also ensure that low density residential development is not

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subject to the requirement for affordable housing. This will help ensure the policy does not inhibit the ongoing improvement of Council's low density housing stock.

This report recommends that Council prepare and forward the PP to the Department of Planning and Environment for a Gateway Determination and that community consultation is undertaken upon receipt of the Gateway Determination.

Inserting new planning controls in RLEP 2014 is one element of the planning framework that will implement Council's Affordable Housing Policy. In addition, Clause 9, *State Environmental Planning Policy 70 (SEPP 70) - Affordable Housing* identifies the need for affordable housing in Willoughby, City of Sydney and the former South Sydney and Leichardt Council areas, allowing them to impose conditions on development consents relating to affordable housing under Section 94F of the *Environmental Planning and Assessment Act 1979*. Based on the identified need for affordable housing in Ryde LGA, this report recommends that the Acting General Manager write to the Minister requesting that the City of Ryde be included in SEPP 70.

RECOMMENDATION:

- (a) That Council prepare a Local Strategic Planning Statement related to Affordable Housing and submit to the Minister for Planning for adoption. This will set the strategic direction for the Ryde Local Government Area for key worker housing.
- (b) That Council prepare a Planning Proposal for the inclusion of affordable housing provisions in Ryde Local Environmental Plan and forward for it to the Minister for Planning with a request for a gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*. The Planning Proposal will involve the following amendments to Ryde Local Environmental Plan 2014:

Introduce new Clause 6.12 Affordable housing.

- 1) *The consent authority may, when granting development consent to a development containing a residential component impose a condition requiring a contribution equivalent to the affordable housing contribution levy being:-*
 - a. *for development within an R3 Medium Density Residential zone, R4 High Density Residential zone and/or a Town Centre identified on Ryde Local Environmental Plan 2014 Centres Map, 2% of the total floor area of the residential component.*
 - b. *for development resulting from a change in the zoning of the land on*

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or after the day Ryde Local Environmental Plan 2014 (Amendment No 15) commences 7% of so much of the total floor area of the residential component.

c. for development resulting from a change in the maximum height and floor space permissible, 7% of the additional residential component.

2) The consent authority may, when granting consent to a development, exclude from floor space ratio calculations the gross floor area of the affordable housing to be dedicated to Council.

Note: A financial contribution will be required in accordance with Development Control Plan 2014 Part 3.6 Affordable Housing when the required affordable housing contribution levy results in part of a dwelling being required.

- (c) That Council, in the event of a Gateway Determination being issued pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979*, place the Planning Proposal on public exhibition and a further report be presented to Council following the completion of the exhibition period advising of the outcomes and next steps.
- (d) That Council prepare a new draft Part 3.6 to Ryde Development Control Plan 2014 (**ATTACHED**) and exhibit the draft concurrently with the abovementioned Planning Proposal. The Development Control Plan will provide detailed guidance to the Local Environmental Plan and include provisions relating to the minimum size of affordable housing (50sqm) and a monetary contribution calculator.
- (e) That the Acting General Manager write to the Minister for Planning requesting that the City of Ryde be included in *State Environmental Planning Policy 70 - Affordable Housing* providing evidence of the identified need for affordable housing in the City of Ryde, a copy of *City of Ryde Affordable Housing Policy 2016-2031*, this report and Council's resolutions.
- (f) That all monetary contributions obtained under the Ryde Affordable Housing Controls, including any surplus rental funds, are hypothecated to the delivery, maintenance and management of affordable housing and that a Reserve is established for this purpose.

ATTACHMENTS

- 1 City of Ryde Affordable Housing Study August 2017 by Hill PDA - CIRCULATED UNDER SEPARATE COVER
- 2 DRAFT DCP 2014 Part 3.6 Affordable Housing as presented to Council August
- 3 Affordable Housing Planning Proposal, Communications and Engagement Plan

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Background

A background study was prepared by Judith Stubbs and Associates in 2008 which identified a lack of affordable housing for purchase for low to moderate income households. The key recommended actions were:

- Include within Ryde LEP a general aim, zone objectives and clauses which specifically address affordable housing;
- Include within the Ryde LEP height and FSR incentives for town centres, the purpose of these incentives being the provision of affordable housing;
- Council to undertake affordable housing developments;
- Assessment of the impact of the loss of affordable housing as part of the development assessment process; and
- The use of voluntary planning agreements to deliver affordable housing.

On 17 November 2009 Council considered the Stubbs report and resolved not to proceed with amendments to the LEP as the recently released SEPP (Affordable Rental Housing) was expected to adequately deal with the provision of affordable housing in the City. However, while the SEPP has led to an increase in secondary dwellings (granny flats), it has resulted in a limited number of affordable rental housing opportunities.

In November 2014 the Ryde Housing Affordability Summit was held. The issues raised at the summit are summarised below:

1. Public perceptions of affordable housing and a lack of community understanding and education on the issue.
2. Insufficient housing stock and increasing land value.
3. Lack of housing options to meet diverse needs (e.g. low incomes and student housing).
4. The need to work with community housing providers, State Government and other local Councils to deliver improvements, and uplift new developments for affordable housing.

Council endorsed the findings of the Summit and resolved on 12 May 2015 to prepare an Affordable Housing Policy. To assist with this process a Background Report providing an analysis on demographic and housing issues was undertaken. The key findings and recommendations of the *Ryde Affordable Housing Policy Stage 1 Background Report* were as follows:

- By 2031 there will be 10,700 key workers living in housing stress and in need of affordably priced housing with 70% being renters. The households are across the three key worker income bands:

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- 50% 'Very low' income households = 5,350 dwellings
 - 30% 'Low' income households = 3,210 dwellings
 - 20% 'Moderate' income households = 2,140 dwellings.
- That 90% of the likely future demand for affordable housing will not be met through the market, or through 'light' planning intervention. Given this market failure, intervention is necessary to address affordable housing issues in Ryde LGA.
- The market analysis indicates that planning incentives in return for the provision of affordable housing are likely to be taken up. The basic principle is that developers may be granted an incentive in return for a portion of new dwellings being designated affordable housing to offset the costs of affordable housing.
- The specific affordable housing delivery models considered included
 - Value Capture Arrangements which capture a share of the land value uplift in respect of rezonings (through a Voluntary Planning Agreement)
 - precinct-based density bonuses and
 - mandatory inclusion zoning
- Over time; the asset value of Council's affordable housing portfolio may be used to underwrite opportunities to develop affordable housing 'demonstration' project/s. City West Housing Corporation; which owns and manages affordable housing in Ultimo and Pyrmont; undertakes such projects.

The *City of Ryde Affordable Housing Policy* was adopted in April 2016 and offers a comprehensive framework to advocate for, facilitate, provide and manage affordable housing in the Ryde Local Government Area.

The Policy aims for 5% of all new dwellings in the Ryde Local Government Area to be affordable housing by 2031. Of these, two-thirds (or 500 dwellings) are to be delivered by the State Government predominantly in the redevelopment of the Ivanhoe Estate, and one-third (or 250 dwellings) is to be delivered by Council through the development process.

The Affordable Housing Policy outlined an Implementation Plan, including the preparation of a Planning Proposal to introduce planning controls for affordable housing. Work has progressed on delivering the other projects identified in the implementation plan including establishing management arrangements for future affordable housing dwellings with a Community Housing Provider – Link Housing.

In April 2016, Council adopted the following interim policy position:

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

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- 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.

This interim policy position has been implemented where possible and appropriate from a planning perspective, through Voluntary Planning Agreements in relation to Planning Proposals (for a change to the zoning or additional height or floor space ratio) or where a Development Application proposes to exceed the development standards specified in RLEP 2014. This has been done by negotiation with developers as the interim policy is voluntary and not enforceable.

Hill PDA Affordable Housing Study (CIRCULATED UNDER SEPARATE COVER)

Hill PDA was appointed to prepare an Affordable Housing Study to inform the preparation of the amendments to Ryde Local Environmental Plan 2014. The purpose of the Study is to ensure that the draft controls are based on a market appraisal and robust feasibility analysis to demonstrate that the controls can achieve the affordable housing objectives without unacceptable impacts on development feasibility. Accordingly the outcomes of the study were to:

1. Identify an appropriate percentage of affordable housing to be requested through planning controls and for Development Applications (included in the proposed amendments to RLEP2014);
2. Prepare an affordable housing calculator or formula to inform discussions relating to Voluntary Planning Agreements (i.e. where additional floor space is approved above that permitted under the current planning controls).

The Hill PDA study recommendations

Market appraisal and feasibility scenario testing was undertaken to determine affordable housing contribution rates that will maximise the number of dwellings to be dedicated (or an equivalent monetary contribution) without inhibiting redevelopment. The study recommends that an affordable housing levy contribution be applied to:

- 7% of the total residential gross floor area of the development where the land is subject to a rezoning from an employment, special or infrastructure use to a residential use or mixed use, or where there is an increase in the permitted height or floor space.
- 2% of the total residential gross floor area in new residential and mixed use developments where the development applications are permissible under the Ryde Local Environmental Plan 2014.

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The preferred mechanism for receiving affordable housing contributions would be the dedication of dwellings to Council. The main reasons for this recommendation are:

- The completed affordable housing would be delivered in a reasonable timeframe after construction for immediate rental.
- The completed affordable housing is dedicated to Council 'free of cost'.
- One of the main advantages of receiving dwellings in-kind is that the affordable housing would be located throughout the Ryde LGA, maintaining a socially diverse population.
- The growing asset value of the affordable housing portfolio would enhance Council's balance sheet if the properties remain ungeared (free from debt). As assets age, a percentage of the portfolio can be sold for newer stock, provided they are used for the purpose of affordable housing.
- The net cash flow from assets (rent) can be managed to remain in slight surplus.
- Council would still be able to (and should) take monetary contributions in situations where the proposed location of the affordable dwellings is considered to be unsuitable or where the quantum of floor does not equate to a full unit. The full balance of the gross floor area is paid as a monetary contribution. The recommended contribution rate is based the market value of similar dwellings and indexed.

Hill PDA reviewed the Affordable Housing planning controls of other Councils – see the following table.

Affordable Housing Planning Controls effective in similar LGAs	
Willoughby Council Refer Special Provision Map	4% of accountable floor space Floor Space of Affordable Housing excluded from FSR calculations. The amount of the contribution to be paid under a condition imposed on a development consent is the value of the gross floor area concerned calculated by reference to the market value of dwellings of a similar size to those proposed by the development application (clause 6.8 (4) Willoughby LEP 2012
The following proposed controls are in the draft phase	
Inner West Council Policy adopted November 2016 establishes targets. These are not yet included in planning controls	15% target for large developments (6-14 storeys) and 30% target for State Government owned urban renewal areas e.g. Bays Precinct Rezoning - 50% value capture of the land value uplift. The value capture may include, but is not limited to, affordable housing.

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City of Canada Bay draft Rhodes East Priority Precinct Program Policy adopted June 2017 applies only to the urban renewal project being undertaken by Planning NSW.	Proposed 5% of gross residential floor area. Requested inclusion in SEPP 70 The program proposes to include a calculator and this is yet to be made publicly available.
City of Ryde Policy adopted April 2016 established a city wide target of 5% of new dwellings to be affordable housing by 2031 This report proposes that the following draft controls be included in the Ryde LEP to implement the policy	It is proposed in this report that: Rezoning - 7% minimum of residential floor space. Floor Space of Affordable Housing excluded from FSR calculations. Based on the market value of similar dwellings, the calculator for monetary contributions is recommended to be established at \$9,775/sqm and indexed. It is proposed in this report that: DAs in Ryde Centres - 2% minimum of residential floor space in R3 Medium Density Residential land use zone R4 High Density Residential Land use zone and in Centres (i.e. Eastwood, Gladesville, Top Ryde, West Ryde, Shepherds Bay and Macquarie Park, - see existing LEP Ryde Centres Map) Floor Space of Affordable Housing excluded from FSR calculations. Based on the market value of similar dwellings, the calculator for monetary contributions is recommended to be established at \$9,775/sqm and indexed.
Note: The City of Sydney Affordable Housing Program built upon the outcomes of City West Corporation and the established City West Housing. That program operates on a different basis and for that reason it is not included in this table.	

The Hill PDA Study recommends that an Affordable Housing Program is developed by Council that includes not only planning controls but also an information kit and a governance structure that ensures that all monetary contributions in respect of affordable housing including any surplus rental funds and are hypothecated to the delivery, maintenance and management of Affordable Housing. This report recommends that a Financial Reserve is established for the purpose of maintaining the affordable housing portfolio; staff will implement an information kit should the Planning Proposal progress to gazettal.

Planning Proposal

The introduction of planning controls for affordable housing in Ryde LEP 2014 aim to provide certainty for the community and clarity for the development industry with regard to the amount of affordable housing required. The proposed amendments are supported by a robust evidence base demonstrating both the need for affordable housing and the economic feasibility of the development industry providing affordable housing.

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This report contains a description of the proposed amendments to Ryde Local Environmental Plan 2014 and Development Control Plan 2014 and a description of the PP. This forms the basis of a recommendation to forward the PP to the Department of Planning and Environment for a gateway determination and subsequent community consultation.

Planning Proposal process

This section of the report provides a brief description of the “gateway plan-making process”, including an explanation of the legislative requirements relating to a PP.

The gateway process has a number of steps. The preparation of a PP is the first of the five main steps, summarised as follows:

1. **Planning Proposal** - this is an explanation of the effect of and justification for the proposed plan to change the planning provisions of a site or area which is prepared by a proponent or the relevant planning authority such as Council. The relevant planning authority decides whether to proceed to the next stage.
2. **Gateway** –determination by the Minister for Planning or delegate if the PP should proceed, and under what conditions it will proceed. This step is made prior to, and informs the community consultation process.
3. **Community Consultation** - the proposal is publicly exhibited (generally low impact proposals for 14 days, others for 28 days).
4. **Assessment** — the relevant planning authority considers public submissions. The relevant planning authority may decide to vary the proposal or not to proceed. Where proposals are to proceed, it is Parliamentary Counsel which prepares a draft local environmental plan — the legal instrument.
5. **Decision** — the making of the plan by the Minister (or delegate).

Strategic policy context

The PP relates to a number of strategic policy documents, including the following:

Sydney’s Metropolitan Plan “A Plan for Growing Sydney

The PP, which aims to provide additional affordable housing in the City of Ryde is consistent with:

- Action 2.3.1: Require local housing strategies to plan for a range of housing types.
- Action 2.3.3: Deliver more opportunities for affordable housing.

Draft North District Plan

The draft North District Plan, prepared by the Greater Sydney Commission, was on exhibition until 31 March 2017. The PP is consistent with the following aspects of the Plan:

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- Liveability Priority 3: Implement the Affordable Rental Housing Target- for PPs or strategic plans for new urban renewal or greenfield areas
- Action L6: Support Council to achieve additional affordable housing (through SEPP 70).

Environmental Planning and Assessment Act 1979

Clause 5 of the Environmental Planning and Assessment Act outlines the objects of the Act, which includes “*the provision and maintenance of affordable housing*”.

State Environmental Planning Policy 70- Affordable Housing (Revised Schemes)

State Environmental Planning Policy 70 (SEPP 70) - Affordable Housing (Revised Schemes) identifies the need for affordable housing a number of Council areas, thereby allowing them to impose conditions on development consents relating to affordable housing.

The draft North District Plan supports Councils approaching the Minister for Planning for inclusion in SEPP 70. This report recommends that Council write to the Minister requesting that City of Ryde be included in SEPP 70.

City of Ryde 2021 Community Strategic Plan

The Community Strategic Plan sets out the future vision for the City of Ryde. The plan sets the desired outcomes and the aspirations of the community, and the goals and strategies on how they will be achieved. One of the key challenges identified was to offer a range of affordable and varied accommodation options to meet the changing needs and demands of Ryde’s population.

Local Planning Study (LPS)

Council adopted *Local Planning Study (December 2010)*. This study informed the preparation of RLEP2014.

The Housing Study component of the LPS identified housing affordability as a key issue. The Policy’s principles include to “*provide a diversity of housing types*”.

Current controls

Ryde Local Environmental Plan 2014 does not currently contain controls relating to affordable housing.

Proposed amendments to Ryde LEP 2014

A PP is recommended to be prepared in accordance with the Department of Planning and Environment’s ‘*Guide to preparing planning proposals*’

The PP intends to insert new affordable housing requirements in Part 6 Local Provisions of RLEP2014, for the following reasons:

- Consistent with *Ryde Affordable Housing Policy*
- Consistent with and implements the North District Plan

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This will involve the following amendments to RLEP 2014:

Introduce new Clause 6.12 Affordable housing.

- 1) *The consent authority may, when granting development consent to a development containing a residential component impose a condition requiring a contribution equivalent to the affordable housing contribution levy being:-*
 - a. *for development within an R3 Medium Density Residential zone, R4 High Density Residential zone and/or a Town Centre identified on Ryde Local Environmental Plan 2014 Centres Map a 2% of the total floor area of the residential component.*
 - b. *for development resulting from a change in the zoning of the land on or after the day Ryde Local Environmental Plan 2014 (Amendment No 15) commences 7% of so much of the total floor area of the residential component.*
 - c. *for development resulting from a change in the maximum height and/or floor space permissible 7% of the additional residential component.*
- 2) *The consent authority may, when granting consent to a development, exclude from floor space ratio calculations the gross floor area of the affordable housing to be dedicated to Council.*

Note: A financial contribution will be required in accordance with Development Control Plan 2014 - Affordable Housing when the required affordable housing contribution levy amounts to part of a dwelling.

Local Strategic Planning Statement

Proposed amendments to the Environmental Planning and Assessment Act 1979 will if implemented introduce a "Local Strategic Planning Statement" which would act as the intermediary between the draft North District Plan and the Local Environmental Plan.

Local Strategic Planning Statements endorsed by the Department of Planning and Environment (DPE) provide the basis for assessing any future Planning Proposal. The Statement would also form part of the Strategic Merit Test where proponents requested a Rezoning Review from the DPE.

This report recommends that Council prepare a Local Strategic Planning Statement relating to affordable housing and forward it to the DPE for endorsement. Should the

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DPE endorse the statement, it will help ensure the provision of affordable housing is considered for all relevant Planning Proposals.

Proposed amendments to Ryde Development Control Plan 2014

It is proposed to amend Ryde Development Control Plan (RDCP) 2014 to include a new part outlining provisions relating to affordable housing. These provisions will provide supplementary information to support the clause in RLEP 2014.

The proposed amendments to RDCP 2014 (**ATTACHED**) create a new Part 3.6 and include the following:

- Objectives
- Controls in relation to in kind provision and/or monetary contributions and how to calculate monetary contributions
- Controls regarding the location and quality of affordable housing units including:
 - Located on all levels (not just street level)
 - Reasonable orientation, views and outlook (not just south facing)
 - Access to facilities (such as BBQ areas, gardens, pool etc.)
 - Quality commensurate with other dwellings in the building
 - Accessibility requirements.

Hill PDA recommend that monetary contributions are set at a rate of \$9,775/sqm indexed in accordance with the *NSW Government Rent and Sales Report, Table Sales Price Greater Metropolitan Region – Strata*.

Hill PDA also recommends that the contribution is indexed quarterly and that the rate is calculated at the date of payment.

This report recommends that the proposed amendments to RDCP 2014 be exhibited concurrently with the Planning Proposal.

Financial Implications

As the Ryde Affordable Housing Portfolio grows the program will be self-funding. In the short term the Ryde Affordable Housing Program has been devised to minimise the financial impact to Council while delivering community benefit as follows:

- All surplus rental funds and monetary contributions obtained under the Ryde Affordable Housing Program are hypothecated to the delivery, maintenance and management of Affordable Housing and that a Reserve is established for this purpose.

Consultation with relevant external bodies

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Under the gateway plan-making process, a gateway determination is required before community consultation on the PP takes place. The consultation process will be determined by the Minister and stipulated as part of the gateway determination.

The Department of Planning and Environment's guidelines stipulate at least 28 days community consultation for a major plan, and at least 14 days for a low impact plan.

If the PP is approved by Council and a gateway determination given, the consultation will *include exhibiting the draft amendments to RDCP2014*. The proposed consultation includes:

- Advertisement in the local newspaper;
- Exhibition material provided to meet requirements of the EP&A Act on Council's website, and all City of Ryde Libraries;
- Mail out to relevant community groups and affordable housing advocacy organisations
- Mail out to stakeholders who attended the previous workshops on the draft Affordable Housing Policy;
- Letters to Local Members of Parliament
- One information session to be held during the exhibition period.

The Communications and Engagement Plan is **ATTACHED**.

Options

1. That Council resolve not to proceed with the Planning Proposal. This is not the preferred option, as the Planning Proposal has been developed based on background studies prepared by consultants and in accordance with Council's Affordable Housing Policy. The Planning Proposal builds on the Council's interim position with respect to the provision of affordable housing and the community support evidenced during the Affordable Housing Summit, and exhibition of the *Ryde Affordable Housing Policy*. Should the PP not proceed exhibited, there will be very few options for key worker households in the future.
2. Council prepare and forward the Planning Proposal (to amend Ryde Local Environmental Plan 2014 to include affordable housing provisions) to the Minister with a request for a Gateway Determination.

This report recommends that Council support Option 2 as the feedback received during the community consultation period for the Affordable Housing Policy supported its intent, it reflects Council's commitment to addressing affordable housing issues, and is a critical step towards Council providing housing for key workers in the Ryde LGA. The Planning Proposal will implement Council's Affordable Housing Policy and the NSW Government's North District Plan.