

# City of Ryde Development Control Plan 2014

**DRAFT**  
Part: 3.6  
**Affordable Housing**

## Translation

## ENGLISH

If you do not understand this document please come to Ryde Civic Centre, 1 Devlin Street, Ryde Monday to Friday 8.30am to 4.30pm or telephone the Telephone and Interpreting Service on 131 450 and ask an interpreter to contact the City of Ryde for you on 9952 8222.

## ARABIC

إذا لم تفهم هذا المستند، يرجى القدوم إلى مركز بلدية رايد Ryde Civic Centre، 1 Devlin Street، Ryde، من الاثنين إلى الجمعة بين الساعة 8.30 صباحاً والساعة 4.30 بعد الظهر، أو الاتصال بمكتب خدمات الترجمة على الرقم 131 450 لكي يتصلب من أحد المترجمين الاتصال بمجلس مدينة رايد، على الرقم 9952 8222، نيابة عنك.

## ARMENIAN

Եթե այս փաստաթուղթը չէք հասկանալ, խնդրեմ եկե՛ք՝ Րայդ Գնդակային կենտրոն, 1 Devlin Street, Ryde, (Ryde Civic Centre, 1 Devlin Street, Ryde) Երկուշաբթիից՝ Թուրքա կառ ժամը 8.30 – կէ. ժամը 4.30, կամ հեռաձայնեցե՛ք Հեռաձայնի եւ Թարգմանության Ապաստանության՝ 131 450, եւ խնդրեցե՛ք որ թարգմանիչ մը Րայդ Թաղապետարանին հետ կապ հաստատի ձեզի համար, հեռաձայնելով՝ 9952 8222 թիվին:

## CHINESE

如果您看不懂本文，請在周一至周五上午 8 時 30 分至下午 4 時 30 分前往 Ryde 市政中心詢問 (Ryde Civic Centre, 地址: 1 Devlin Street, Ryde)。你也可以打電話至電話傳譯服務中心，電話號碼是: 131 450。接通後你可以要求一位傳譯員為你打下電話和 Ryde 市政廳聯繫，電話是: 9952 8222。

## FARSI

اگر این مدرک را نمی فهمید لطفاً از 8.30 صبح تا 4.30 بعد از ظهر دوشنبه تا جمعه به مرکز شهرداری رايد، Ryde Civic Centre, 1 Devlin Street، Ryde مراجعه کنید یا به سرویس مترجم تلفنی شماره 131 450 تلفن کنید و از یک مترجم بخواهید که از طرف شما با شهرداری رايد شماره 9952 8222 تلفن کند.

## ITALIAN

Se non capite il presente documento, siete pregati di rivolgervi al Ryde Civic Centre al n. 1 di Devlin Street, Ryde, dalle 8.30 alle 16.30, dal lunedì al venerdì; oppure potete chiamare il Telephone Translating and Interpreting Service al 131 450 e chiedere all'interprete di contattare a vostro nome il Municipio di Ryde presso il 9952 8222.

## KOREAN

이 문서가 무슨 의미인지 모르실 경우에는 1 Devlin Street, Ryde 에 있는 Ryde Civic Centre 로 오시거나 (월 – 금, 오전 8:30 – 오후 4:30), 전화 131 450 번으로 전화 통역 서비스에 연락하셔서 통역사에게 여러분 대신 Ryde 시청에 전화 9952 8222 번으로 연락을 부탁하십시오.

Amend. No.	Date approved	Effective date	Subject of amendment
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## 1.0 Overview

### 1.1 City of Ryde Affordable Housing Program

The Ryde Affordable Housing program comprises:

#### **City of Ryde Affordable Housing Policy 2016-2031**

The Policy provides a framework to advocate for, facilitate, provide and manage Affordable Housing in the Ryde Local Government Area. It identified a need for Affordable Housing to accommodate those on very low, low and moderate incomes. The Affordable Housing Policy sets a target for Affordable Housing 5% of all new dwellings by 2031

#### **City of Ryde Affordable Housing Study 2017**

The Study seeks to implement the Policy and is the basis for the LEP Controls and a number of other aspects of the Affordable Housing Program. The Study comprises the background to the Planning Proposal to introduce the Affordable Housing controls to the LEP.

#### **Planning Controls**

The Ryde LEP and this DCP Part provide the planning framework for the delivery of Affordable Housing in the City of Ryde excepting for land that is declared State Significant (such as the Ivanhoe Estate and the Macquarie University site). This DCP Part gives detailed guidance to the LEP provisions.

#### **Voluntary Planning Agreements**

VPAs may provide the mechanism for Affordable Housing in relation to rezoning applications.

#### **Community Housing Provider**

It is Council's preference to receive Affordable Housing as works-in-kind resulting from the development process. The Community Housing Provider manages Council's Affordable Housing portfolio arranging tenants who meet the criteria, maintenance services etc.

#### **Affordable Housing Governance**

All monetary contributions in relation to Affordable Housing made under the provisions of the LEP, DCP and any VPA will be hypothecated to future Affordable Housing delivery. The Affordable Housing property portfolio will also be utilised to leverage the delivery of new Affordable Housing. A Governance structure will manage the delivery program.

#### **Land Classification Procedural Guideline**

To classify the land as operational within 3 months of the land title dedication to Council

## 1.2 Statutory framework

### Environmental Planning and Assessment Act

Section 94F of the Act, allows a Council to impose Conditions requiring land or contributions for affordable housing if a State environmental planning policy identifies that there is a need for affordable housing within the area and the dedication or contribution is used for the purpose of Affordable Housing. The Act defines Affordable Housing as:

**affordable housing** means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

### State Environmental Planning Policy 70

State Environmental Planning Policies (SEPPs) deal with matters of State or regional environmental planning significance. [SEPP No. 70 Affordable Housing \(Revised Schemes\)](#) is a policy which offers a mechanism allowing specified councils to assign an affordable housing contribution to certain developments. This includes City of Sydney, Willoughby and the former South Sydney local government areas. The policy:

- identifies that there is a need for affordable housing in the specified local government areas, and
- describes the kinds of households for which affordable housing may be provided, and
- makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing.

A requirement of SEPP 70 is that a condition for an Affordable Housing Contribution can only be applied where the condition is authorised by a statutory Plan such as a Local Environmental Plan (LEP)

### Ryde Local Environmental Plan 2014 Clause 6.12

Ryde LEP 2014 is proposed to include the following:

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 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.*

### 1.3 Development Consent

As a result of the LEP controls and this DCP Part, conditions of development consent will address the following:

- The total gross floor area of the affordable housing dwellings to be dedicated
- The dedicated dwellings are to be shown on the approved plans and referenced in the affordable housing condition of consent
- The total residential gross floor area of the development that was used to calculate the contribution
- The indexation at the time of the determination (for any monetary contribution)
- An agreement to transfer title must be finalised and evidence provided to Council prior to the granting of a Construction Certificate
- The dedicated affordable housing is to be constructed to a standard which in the opinion of Council is consistent with other dwellings in the development
- If a staged development the affordable housing contribution must be provided at each stage

## 1.4 Land to which this Part applies

This Part applies to all land within the Ryde Local Government Area

## 1.5 Objectives of this Part

The objectives of this Part are to:

1. Encourage the development of new housing in the City of Ryde for a diverse residential and working population representative of all income groups
2. To provide a clear framework for Council and the development industry for the provision of affordable housing
3. Give detailed guidance to in-kind provision and/or monetary contributions for the delivery of affordable housing
4. Provide Controls regarding the quality and design of affordable housing dwellings including:
  - Location, orientation, views and outlook
  - Access to facilities and services
  - Quality
  - Adaptability and Accessibility
  - Diversity (number of bedrooms)

## 2.0 Options for providing affordable housing

Council's preference is to obtain the Affordable Housing contribution as dwellings (works-in-kind) in preference to a monetary contribution.

Ryde Local Environmental Plan Clause 6.12 provides that monetary contributions may be accepted.

### 2.1 Affordable Housing Contribution

#### Objective

1. To address the demand for Affordable Housing and deliver Council's adopted a target of 5% of all new dwellings to be affordable
2. To provide flexibility in the Contribution (in the form of dedicated Affordable Housing dwellings or a monetary contribution)

#### Controls

- a) In accordance with Ryde Local Environmental Plan 2014, Affordable Housing is to be achieved as follows:
  - i. Where land is the subject of a rezoning from a commercial, special uses or infrastructure land use to a mixed use or residential land use 7% of the total residential gross floor area of the development
  - ii. Where land is the subject of a rezoning from a residential land use to a more intensive residential land use 7% of the additional residential gross floor area of the development
  - iii. Where land is the subject of a Development Consent  
2% of the total residential gross floor area from commencement of this DCP Part

#### *Sample Calculations Affordable Housing dwellings contribution*

#### **Sample Calculation – Development Application / Residential example**

*A development application for a residential development comprising 7,000m<sup>2</sup> of residential GFA*

*Total payable contribution = 7,000m<sup>2</sup> x 2%*

*Total payable contribution = 140m<sup>2</sup> or approximately two 2 bedroom apartments*



**Sample Calculation – Rezoning Application / Residential example**

*A re-zoning application for a more intensive residential land use from 1:1 to 3:1 with a site area of 5,000m<sup>2</sup>*

Existing permissible GFA = 5,000m<sup>2</sup>

Proposed residential GFA = 15,000m<sup>2</sup>

Additional residential GFA = 10,000m<sup>2</sup>

Total payable contribution = 10,000m<sup>2</sup> x 7%

Total payable contribution = 700m<sup>2</sup> or approx. ten 2 bedroom apartments

- b) The minimum gross floor area of Affordable Housing dedicated to Council is to be 50m<sup>2</sup>.

*Note: This equates to a one bedroom apartment in accordance with the Apartment Design Guide.*

- c) Where there is a balance deficit of more than 1m<sup>2</sup> the full balance of the contribution is to be paid as a monetary contribution
- d) Dwellings to be dedicated to Council are to be identified at the Development Application stage on the proposed subdivision plan.
- e) Titles for the Affordable Housing dwelling(s) are to be transferred to the City of Ryde following registration of the subdivision plans with the NSW Land Titles Office.

*Note: The Affordable Housing Contribution will be acquitted when the title is transferred and the (monetary) balance if any is paid to Council.*

## 2.2 Monetary Contribution Provision

### Controls

- a) Where the contribution is less than the minimum 50m<sup>2</sup> gross floor area works-in-kind contribution, Council may accept at its discretion a monetary contribution.

*Note: The Ryde Affordable Housing Study 2017 has recommended that the Contribution Rate is established at \$9,775/m<sup>2</sup>, to be reviewed by a quantity surveyor in respect of each offer.*

*The Monetary Contribution Rate is also to be adjusted with reference to movement in the median price for strata dwellings in the City of Ryde Local Government Area. The median strata price is published quarterly in the NSW Government Rent and Sales Report, Table: Sales Price – Greater Metropolitan Region – Strata.*

### **Sample Calculations Monetary Provisions**

#### **Rezoning**

*Tool to calculate contribution amount for a rezoning from employment and special uses to residential or mixed use*

*Contribution rate multiplied by residential gross floor area multiplied by 7% (AHR)*

*Total payable contribution = CR x Residential GFA x AHR*

#### **Sample Calculation – Rezoning / Mixed use example**

*Subtract the non-residential gross floor area from the total building gross floor area to determine the residential gross floor area*

*Residential GFA = Total GFA – non-residential GFA*

*Residential GFA = 10,000m<sup>2</sup> – 2,000m<sup>2</sup> = 8,000m<sup>2</sup>*

*Total payable contribution = \$9,775 x 8,000m<sup>2</sup> x 7%*

*Total payable contribution = \$5,474,000*

#### **Sample Calculation – Rezoning / increased residential development capacity**

*Tool to calculate the contribution amount of floor space bonus for a rezoning from a residential use to a higher density residential use or increased density*

*In this situation the 7% Affordable Housing contribution only applies to the additional or bonus residential housing floor space and 2% applies to the existing permissible residential gross floor area.*

*It is assumed (for the purposes of showing an example that the FSR is 0.5:1 R2 Low Density Residential land use zone and for the higher density development the FSR is 2:1 and that the site is 4,000m<sup>2</sup>*

*Gross floor area = 1.5 x 4,000m<sup>2</sup>*

*= 6000m<sup>2</sup>*

*Total payable contribution = \$9,775 x 6,000m<sup>2</sup> x 7%*

*Total payable contribution = \$4,097,100*

#### **Development Application**

*Tool to calculate contribution amount for a development application*

#### **Sample Calculation – Development Application / Residential example**

*A development application for a new residential development assuming 4000m<sup>2</sup> residential gross floor area*

*Total payable contribution = \$9,775 x 4,000m<sup>2</sup> x 2%*

*Total payable contribution = \$782,000*

## 3.0 Affordable Dwelling Requirements

### 3.1 Dwelling Size

#### Objectives

1. To ensure that Affordable Housing dwellings meet minimum community standards
2. To ensure social inclusion in particular that Affordable Housing dwellings are indistinguishable from their neighbours

#### Controls

- a) The minimum gross floor area of Affordable Housing dedicated to Council is to be 50m<sup>2</sup>.
- b) Affordable Housing is to meeting the following minimum gross floor areas:
  - iv. At least 50m<sup>2</sup> (One bedroom)
  - v. Two Bedroom and Three bedroom in accordance with the NSW Apartment Design Guide at the time of commencement of this DCP Part

### 3.2 Bedroom mix

#### Objectives

1. To ensure that Affordable Housing dwellings meet the community need and demand
2. To ensure diversity in housing supply

#### Controls

- a) Affordable Housing dwellings are required to meet the following bedroom mix:
  - i. 5-35% Three Bedroom
  - ii. 40-80% Two Bedroom
  - iii. 5-35% One Bedroom
- b) Development providing less than 10 units may vary this mix, subject to Council's satisfaction

### 3.3 Location and Amenity

#### Controls

- a) Affordable Housing dwellings which are to be dedicated to Council must meet the following criteria:
  - i. Located on all levels of buildings, not just the ground or street level
  - ii. Reasonable orientation i.e. not only south facing dwellings
  - iii. Finishes and fixtures that are commensurate with other dwellings in the building
  - iv. Access to all facilities within the building, such as gardens, pools, gymnasium etc.

### 3.4 Universal Design Principles

City of Ryde supports inclusive Universal Design principles and in particular adaptable housing to support our diverse community. The significant ageing baby boomer demographic presents a growing need for age-friendly, liveable designed housing.

In addition, one in five Australians currently has a disability of some type with a significant proportion being children. The number of Australians with disability will inevitably rise as the population grows and ages.

Research indicates a 60 percent chance that a house will be occupied by a person with a disability at some point over its life. The family home accounts for 62 percent of all falls and slip-based injuries.

#### Objectives

1. A safe continuous level and step-free path of travel from the street entrance, all communal and public spaces and parking areas within the development to affordable dwelling entrances
2. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces
3. Toilets and bathrooms that provide easy access
4. Apartment layouts are flexible and accommodate a range of lifestyle needs
5. Ensure all Affordable Housing meets universal design principles. In particular dwellings are adaptable and include for example reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.

## Controls

- a) All Affordable Housing must achieve the Gold Level as defined in *Liveable Housing Design Guidelines* Liveable Housing Australia or comply with the Adaptable Housing standard AS 4299 – 1995  
[http://livablehousingaustralia.org.au/library/help/Livable\\_Housing\\_Design\\_Guidelines\\_Web1.pdf](http://livablehousingaustralia.org.au/library/help/Livable_Housing_Design_Guidelines_Web1.pdf)
- b) Provide high quality accessible routes to public and semi-public areas of the building and the site, including major entries, lobbies, communal open space, site facilities, parking areas, public streets and internal roads.
- c) In larger developments (exceeding 100 dwellings) at least 10% of the affordable dwellings must be accessible and comply with Australian Standard 1428 (relevant parts)

## Flexible layout and design

- d) Within affordable dwellings provide
  - i. open plan shared spaces with only a fixed kitchen, laundry and bathroom
  - ii. rooms with multiple functions
- e) Provide dual master bedroom apartments with separate bathrooms wherever practicable

## Parking

- f) Car parking spaces must be at least 3200mm x 5400mm for adaptability / accessibility
- g) All affordable dwellings shall have safe continuous and step-free, level path of travel from the dwelling entrance to parking areas within the development
- h) All parking areas within the development shall have an even, firm and slip resistant surface
- i) Parking spaces shall be titled separately from apartments

## Site Access

- j) Provide distinct and separate pedestrian and vehicular circulation on the site. Where this is not possible, driveway/pedestrian paths should be wide enough to allow a vehicle and a wheelchair to pass safely.
- k) Consider the provision of semi-public through site pedestrian access ways in large development sites.



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