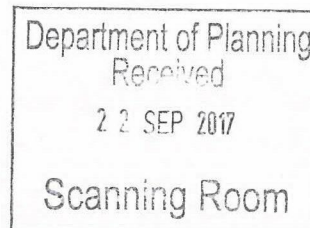




Mr Marcus Ray
Deputy Secretary Planning Services
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Carina Lucchinelli
Sydney Region East Team



Tuesday 12 September 2017

Our Ref: D17/122779

Dear Marcus,

**Planning Proposal - Affordable Housing
Request for Gateway Determination**

City of Ryde undertook an Affordable Housing Background Study in 2015. It identified that more than 10,000 people would be in housing stress in the Ryde Local Government Area (LGA) by 2031. This was followed in 2016 by the development and adoption of an Affordable Housing Policy that set Council's vision and targets for the delivery of Affordable Housing in the Ryde LGA.

Council has subsequently undertaken a further study to identify feasible planning mechanisms to implement the Ryde Affordable Housing Policy. This work, recently completed by Hill PDA, recommends that mandatory inclusionary zoning be included in the Ryde Local Environmental Plan 2014 to facilitate the delivery of Affordable Housing as either works-in-kind or as a monetary contribution. In particular, the study examined the feasibility of the proposed planning controls to ensure that overall housing supply will not be adversely impacted.

At its meeting on 22 August 2017, Council considered a report on a Planning Proposal that would facilitate the delivery of City of Ryde Affordable Housing Policy. At the meeting Council resolved the following:

- 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 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 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.

Accordingly, I am writing to request that the Department of Planning and Environment (DPE) review the Planning Proposal (ATTACHED) and issue a Gateway Determination under Section 56 of the *Environmental Planning and Assessment Act (1979)*.

The proposed timeline for the Planning Proposal is expected to be in accordance with the following;

Milestone	Date
1. Planning Proposal presented to Council	August 2017
2. Planning Proposal submitted with a request for Gateway Determination	September 2017
3. Gateway Determination received by Council	December 2017
4. Community Consultation (4 weeks) ¹	February/March 2018
5. Outcomes of Community Consultation	May 2018
6. Planning Proposal submitted to DPA – requesting notification on Government website	June 2018

I am also writing to request that City of Ryde is included in State Environmental Planning Policy 70. To support this request please see the ATTACHED documents:

- *Planning Proposal (Affordable Housing) 2017*
- *City of Ryde Affordable Housing Policy: Background Report (October 2015), Judith Stubbs and Associates*
- *City of Ryde Affordable Housing Policy 2016-2031, (April 2016) City of Ryde*
- *Affordable Housing Study (June 2017), HillPDA*
- *Draft Ryde Development Control Plan Part 3.6: Affordable Housing*
- *Item 8 Council Agenda paper 22 August 2017*
- *Council Minutes Item 8 Council Meeting 22 August 2017*

Should you require more information or have any questions about this matter please contact Lexie Macdonald, Senior Co-ordinator Strategic Planning on 9952 8059.

Yours sincerely,



George Dedes
Acting General Manager

¹ Note: It is proposed that the consultation occur after the Christmas/New Year holiday period 2017/2018 to ensure all stakeholders are able to participate.