



Mr George Dedes
General Manager
City of Ryde Council
Locked Bag 2069
NORTH RYDE NSW 1670

Dear Mr Dedes

Planning proposal PP_2017_RYDEC_005_00 to amend Ryde Local Environmental Plan 2014

I refer to Council's planning proposal, lodged in September 2017, seeking a Gateway determination to amend Ryde Local Environmental Plan 2014 ('Ryde LEP') to introduce an affordable housing contributions clause. I understand the intent of the proposed new clause is to allow Council to collect development contributions for affordable housing.

I appreciate Council's vision to provide a framework to advocate for, facilitate, provide and manage affordable housing in the Ryde local government area (LGA). When the planning proposal was lodged in 2017, the proposal was ahead of its time, demonstrating the need for affordable housing in Ryde, and supported by comprehensive background studies and initiatives undertaken by Council since 2008. Council is commended for its determination and continued efforts to address housing affordability for a range of very low, low and moderate income households in Ryde LGA.

Since the planning proposal was lodged, there have been several significant developments that are integral to Council's proposal. Firstly, in March 2018, the Greater Sydney Commission released the Greater Sydney Region Plan *A Metropolis of Three Cities*, which recommends Affordable Rental Housing Targets as a mechanism to deliver an additional supply of affordable housing for very low to low-income households in Greater Sydney.

In late April 2018, City of Ryde was included in SEPP 70, having demonstrated that there is a need for affordable housing in the Ryde LGA. In February 2019, the Department of Planning, Industry and Environment published a Guideline for Developing an Affordable Housing Contribution Scheme ('Guideline') to assist councils with the preparation of affordable housing contributions schemes to fulfil the legislative requirements of the *Environmental Planning and Assessment Act 1979*.

I am mindful that the Department has had ongoing communications with Council officers to work through issues identified in the planning proposal having regard to

the Greater Sydney Commission's policy and the Department's Guideline as it relates to affordable housing.

As a result, the Department has formed a view that Council's request for a Gateway determination for the planning proposal as submitted cannot be supported due to inconsistencies with the Greater Sydney Region Plan and the Department's Guideline. Accordingly, as delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should not proceed.

I encourage Council to liaise with the Department prior to submitting a new planning proposal that aligns with the current strategic and policy context. I will ensure staff from the Department's North District team work closely with Council to support the preparation of a new proposal and to ensure any potential issues are addressed early in the process.

The Department supports Council's ongoing commitment to addressing the affordable housing needs of Ryde and will assist Council to realise Council's intent to implement an affordable housing contribution scheme through an amendment to Ryde LEP.

Should you have any enquiries about this matter, I have arranged for Mr Luke Downend, Acting Director, North District to assist you. Mr Downend can be contacted on 8217 2034.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', is positioned above the typed name.

11 October 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Infrastructure and Place