

## Gateway Determination

**Planning proposal (Department Ref: PP\_2017\_RYDEC\_005\_00):** to introduce an affordable housing contributions clause.

I, the Executive Director, Eastern Harbour City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan (LEP) 2014 to introduce an affordable housing contributions clause should not proceed for the following reasons:

1. The planning proposal is inconsistent with the *Greater Sydney Region Plan* (March 2018) and the Department's *Guideline for Developing an Affordable Housing Contribution Scheme* ('the Guideline') (February 2019) because the proposal seeks to introduce a clause to levy development contributions for affordable housing that:
  - (a) is not tied to upzonings (that result in an increase in land value);
  - (b) is not applied to defined areas identified for growth;
  - (c) does not demonstrate the proposed contribution rate is viable and will not impact feasibility and overall housing supply in the defined areas identified for uplift; and
  - (d) is not supported by a draft scheme using the template in Appendix 3 of the *Guideline for Developing an Affordable Housing Contribution Scheme* (DPIE, 2019).
2. The planning proposal fails to provide evidence that an affordable housing contribution rate is viable, having regard to the key parameters for affordable rental housing targets outlined in the *Greater Sydney Region Plan* (March 2018).

Dated 11 October 2020



**Malcolm McDonald**  
Executive Director  
Eastern Harbour City  
Department of Planning, Industry and  
Environment

**Delegate of the Minister for Planning  
and Public Spaces**