



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

Dear Mr Dedes

### **Ryde Local Housing Strategy**

Thank you for submitting Ryde Council's Local Housing Strategy (LHS) to the Department.

The Department commends Council on preparing a robust evidence base to support its LHS, providing Council with an understanding of the current and future housing needs of the Ryde local government area.

I can confirm that I have approved Ryde Council's LHS, dated February 2020. My decision reflects the analysis undertaken to develop a comprehensive strategic planning framework and evidence base to inform your LHS.

In doing so, I have determined that:

- The LHS addresses housing supply, although Council is to adopt the Greater Sydney Commission's (GSC) 6-10 year housing target of 8,400 to 8,900 dwellings to ensure that an accurate dwelling pipeline is communicated for region and district infrastructure planning.
- The LHS addresses the need for housing diversity, although commitment to further actions for delivery are required.
- The LHS addresses housing affordability, although commitment to the development of an affordable housing contribution scheme (AHCS) consistent with the Department's Guideline is required.
- The LHS is generally consistent with Section 9.1 Directions and SEPPs.
- The LHS is consistent with the North District Plan, subject to the requirements identified below.

My approval of the LHS is subject to the following requirements:

1. The Department's forecasting indicates that Council is on track to meet the Greater Sydney Commission's (GCS) target of 8,400 to 8,900 additional dwellings in the 2021-2026 period based on anticipated delivery under current planning controls and opportunities provided by recently gazetted planning

proposals. In this context, Council is to continue to work towards achieving and exceeding a minimum housing target of 8,400 dwellings for this period to ensure regional strategic and infrastructure planning can be appropriately aligned with anticipated growth.

2. Council is to update its implementation and delivery plan to reflect the status of current strategic planning work, including:
  - the dwelling opportunities provided by the draft Macquarie Park Place Strategy and
  - the requirements of this approval

Within 12 months of this approval being issued Council is to share the updated implementation and delivery plan with the Department. This is to ensure that the Department and other State agencies have a clear understanding of the roles and responsibilities required to deliver Ryde's housing pipeline.

3. Council is to monitor and review the supply and delivery of housing, in particular to track its performance against the 6-10 year housing target and to evaluate what additional medium density and seniors housing continues to be delivered. A monitoring and review system will ensure that appropriate mechanisms can be identified and implemented to meet Ryde's housing needs over the medium to long term.
4. Council is to prepare and submit a planning proposal to support the West Ryde Town Centre Master Plan to the Department for Gateway determination by end of June 2022.
5. Within 12 months of this approval being issued, Council is to commit to a work program in its implementation and delivery plan with clear time frames to identify areas for expansion of the R3 Medium Density Housing Zone in identified centres and subsequent planning proposals to implement these changes.
6. Council is to establish housing targets for medium density and seniors housing to determine whether future changes to the LEP and/or DCP are required to incentivise or encourage housing diversity and diversity of housing typologies.
7. Council is to prepare an AHCS that commits Council to examining the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value.
8. The direction and strategic planning approaches endorsed in State-led precinct plans are to prevail in the event of any inconsistency with this approval and/or the Council's LHS (as revised and current).
9. Council is to update or revise the LHS to inform its Local Strategic Planning Statement (LSPS) following the making of a future District Plan.

Any planning proposals for new housing development will be assessed against Ryde Council's LHS, the requirements above and advisory notes attached.

### *Implementing your Local Housing Strategy*

The State Government is committed to reducing the time taken to complete planning proposals that support housing delivery by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage.

To meet these commitments, a detailed implementation plan is required. This should reflect a comprehensive work program for all strategic planning work Council commits to undertake to implement its LHS.

### *Local Housing Strategy Reviews and Updates*

A review and update process will provide an opportunity to align Council's LHS and LSPS, together with the housing targets and diversity outlined in the District Plan, ensuring a cohesive strategic planning framework is in place for Ryde LGA.

It will also provide Council with the opportunity to improve and clarify aspects of the LHS. The advisory notes enclosed provide specific guidance on matters that Council is encouraged to consider when updating the LHS. The Department will expect these same matters to be addressed in planning proposals and will be reinforcing them through Gateway determinations as an interim measure in the absence of the LHS review process.

We strongly recommend that council also review and revise (where required) its LHS before the LSPS is required to be reviewed by the GSC. This will help best inform the next update to the LSPS.

Once again, I would like to take this opportunity to acknowledge the significant amount of work your team has undertaken to develop the LHS. Please be advised that the LHS will be published on the NSW ePlanning Portal alongside this letter of approval and advisory notes.

Should you have any further questions, please contact Dominic Stefan, Specialist Planner on 8275 1024.

Yours sincerely



**Amanda Harvey**  
**Executive Director**  
**Local Strategies and Plan Making**

9 September 2021

Encl: Advisory Notes



# Ryde Local Housing Strategy

## Advisory Notes

The following advisory notes identify the further work Council will need to undertake to strongly position future planning proposals and further iterations of the Local Housing Strategy (LHS). The advisory notes provide specific guidance on matters that Council is encouraged to consider when next updating the LHS. The Department will expect these same matters to be addressed in planning proposals and will be reinforcing them through Gateway determinations as an interim measure until the LHS is further updated in accordance with the approval requirements and these notes.

Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
<b>General</b>	
Implementation	<p>Future iterations of the LHS should be underpinned by an implementation plan with a priority work program, clearly defined roles, responsibilities and definitive timeframes with risks and dependencies identified. This is encouraged to be informed by resourcing and budgets to demonstrate how housing targets will be delivered.</p> <p>The implementation plan should specifically address:</p> <ul style="list-style-type: none"> <li>• The implementation of a monitoring review system and establish housing targets for medium density and seniors housing to determine whether future changes to the LEP and/or DCP are required to incentivise or encourage housing diversity and diversity of housing typologies.</li> <li>• The preparation of an Affordable Housing Contribution Scheme (AHCS) that commits Council to examining the feasibility of levying affordable housing contributions for any new planning proposals that would result in development uplift or an increase in land value.</li> <li>• Master planning West Ryde Town Centre, the following and subsequent planning proposal(s).</li> <li>• The analysis and planning for future medium density housing in the local centres of West Ryde, Melrose Park, Epping Road, Eastwood and Gladesville as identified in Council’s LHS.</li> <li>• Implementation of Macquarie Park Investigation Area planning work, where relevant to council.</li> </ul>
Review and monitoring framework	<p>Revisions to the LHS may be required in response to significant changes in the LGA such as announcements on new infrastructure investment and employment opportunities, significant changes in projected population growth or updates to the LSPS. This should include the strategic planning for the Macquarie Park Investigation Area.</p> <p>The framework should also review the supply and delivery of housing, including the 6-10 year housing target and targets for medium density and seniors housing.</p>



<b>Matter</b>	<b>Consideration for future LHS updates and preparation and assessment of planning proposals</b>
<p>Making appropriate provision for any additional housing opportunities that may arise out of sequence</p>	<p>The inclusion of a transparent and robust framework to consider additional opportunities will assist Council, the Department and other relevant agencies to assess proposals that are inconsistent with the LHS. It will also ensure that changes to land use or development controls do not take place without demonstrating strong strategic merit. Council is encouraged to develop a framework within which to consider such proposals, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Strategic merit and case for change</li> <li>• Robust demographic evidence</li> <li>• Demand analysis and economic impacts</li> <li>• Infrastructure delivery and funding to be borne by the proponent</li> <li>• Stakeholder consultation and outcomes</li> <li>• Sustainability and resilience</li> <li>• Social and affordable housing contribution</li> </ul>
<p>Community and Stakeholder Engagement</p>	<p>Incorporate findings of exhibition of LHS as well as relevant community and stakeholder engagement.</p>
<p>Consultation and engagement with agencies</p>	<p>Council is to continue consultation with the following agencies:</p> <ul style="list-style-type: none"> <li>• Ongoing consultation with TNSW in relation to opportunities for medium density development and town centre planning identified in the LHS.</li> <li>• Ongoing consultation with Hunters Hill Council in relation to planning of Gladesville Town Centre.</li> <li>• Ongoing consultation and collaboration with councils of the North District and community housing providers to support the delivery of affordable housing.</li> <li>• The Department in relation to place-based planning for local centres.</li> </ul>
<p>Interdependencies with relevant local evidence base</p>	<p>Incorporate the findings and outcomes of latest studies, policies and State-led precinct plans prepared since the publication and release of the LHS.</p>
<b>Data</b>	
<p>Clarification of 6-10 year and 10-20 year housing target</p>	<p>Revisions to the LHS should provide a breakdown of how the 6-10 year target will be achieved, including when and where anticipated supply will be delivered and explain market take-up rates.</p> <p>Council should ensure that all population and dwelling forecasts are cross-checked against published DPIE projections to provide greater transparency. Additional guidance and support can be arranged with the Department's Evidence and Insights division to resolve any variations in dwelling forecasts.</p>



Matter	Consideration for future LHS updates and preparation and assessment of planning proposals
<b>Dwelling Diversity</b>	
Affordable Housing Contribution Scheme	<p>Council's LHS evidence base is considered sufficient to justify the preparation of a SEPP70 AHCS. An LHS condition of approval is included for Council to prepare a scheme that sets out delivery and rent models, tenant eligibility criteria, tenancy allocation, asset ownership and management.</p> <p>Action 18 of the North District Plan requires Council to prepare an AHCS. The scheme would be prepared in advance of any out-of-sequence planning proposals and sends a critical signal to the market regarding Council's strategic planning intentions with regard to affordable housing provision. It will also commit Council to examining the feasibility of affordable housing contributions for all new proposals that are likely to result in an uplift of land value. If feasible and appropriate, affordable housing contributions would be required by LEP provisions that implement the contributions scheme.</p> <p>The scheme should be prepared in accordance with the Greater Sydney Region Plan key parameters for successful implementation of Affordable Rental Housing Targets and the NSW Government's <i>Guideline for Developing an Affordable Housing Contribution Scheme</i>.</p>