

29 August 2022

George Dedes
General Manager
City of Ryde Council
Locked Bag 2069
North Ryde NSW 1670

Dear Mr Dedes

Re: Planning Proposal – Housekeeping Review 2022, reference LEP2021/8/8

This submission has been prepared in relation to the City of Ryde Housekeeping Planning Proposal which seeks to amend the *Ryde Local Environmental Plan 2014 (LEP)* to correct a range of administrative anomalies identified in the current version of Ryde LEP 2014.

One of the changes proposed is to Lot 117, DP1224238, 6 Halifax Street, Macquarie Park (the **site**), which Landcom owns. These changes relate to the maximum floor space ratio (**FSR**), maximum height of buildings and the land use zoning. The changes proposed are illustrated within **Figure 1** to **Figure 3** and aim to achieve a consistent planning approach over the site, which Landcom generally supports. However, for the reasons outlined within this submission, Landcom requests Council consider a maximum FSR of 3.5:1 over the site.

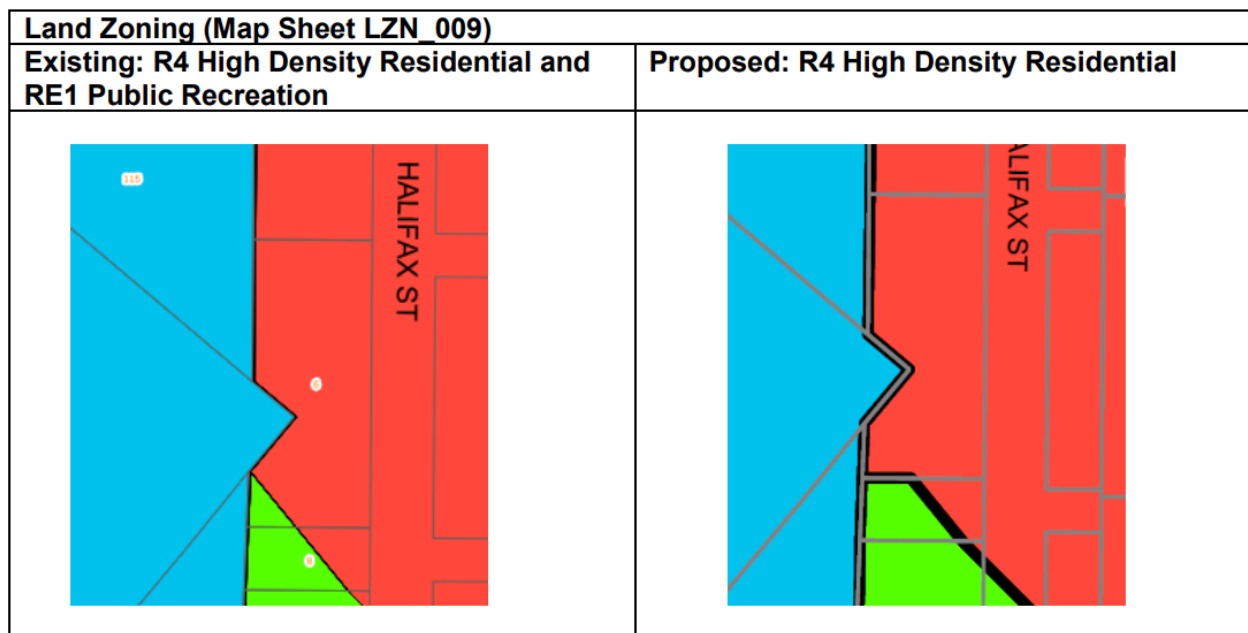


Figure 1 - Existing and proposed land use amendments to Ryde LEP

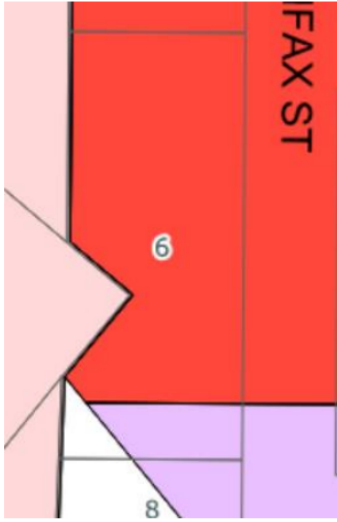
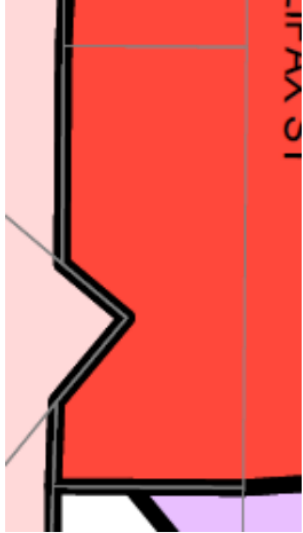
| Floor Space Ratio (Map Sheet FSR_009) | |
|---|--|
| Existing: Maximum floor space ratio of 3:1 and 4.3:1 | Proposed: Maximum floor space ratio of 3:1 |
|  |  |

Figure 2 - Existing and proposed FSR amendments to Ryde LEP

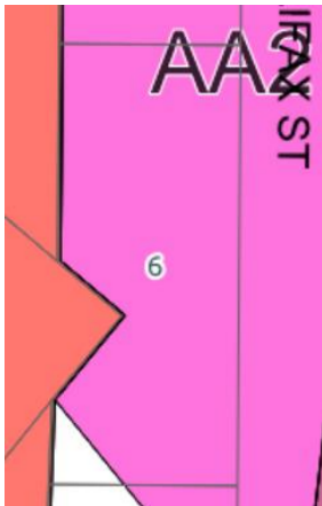
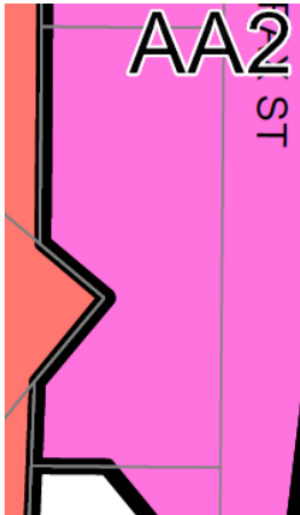
| Height of Buildings (Map Sheet HOB_009) | |
|---|--|
| Existing: Maximum height of 75 meters | Proposed: Maximum height of 75 meters |
|  |  |

Figure 3 - Existing and proposed building height amendments to Ryde LEP

It is noted from **Figure 2** that the draft housekeeping amendment to the FSR Map effectively deletes the existing 4.3:1 applying to the site and replaces this area together with the new area with only a 3:1 FSR. This reduces the anticipated future FSR for this site achievable if the existing FSR boundaries were extended to complete the logical shapes across the new area, i.e. the 4.3:1 FSR boundary would extend along the rear boundary leaving a small triangle which would be 3:1.

Amendment to maximum FSR

This submission focuses on the amendment to maximum FSR relating to the site. It outlines the context and intended future development of this site by Landcom, which is part of a modification currently being considered by DPE in relation to the Concept Application (**SSD 5093**).

Landcom intends to develop the site as an Affordable Housing development in partnership with Link Wentworth, being a registered Community Housing Provider. The development will comprise 100% affordable housing to assist in delivering much needed accommodation to households on very low to moderate incomes. This enables people to continue to live and work within the local community, providing a valuable community asset within the City of Ryde. The site is highly accessible with excellent public transport connections by both rail and bus supporting this development.

The site is currently subject to a maximum GFA under SSD 5093 of 5,413m² plus any bonus GFA permitted under a relevant EPI. However, after undertaking detailed investigations it was identified that the site provided a unique opportunity to deliver up to 10,263m² of GFA for affordable housing with no unacceptable impacts to adjoining properties. This equates to a building height of 14 storeys or 43m which fits visually in the context of building heights for Lachlan's Line and is well below the existing maximum height of buildings control. The opportunity is considered unique noting that appropriate sites to develop that are financially viable, liveable and well located, are increasingly rare to find.

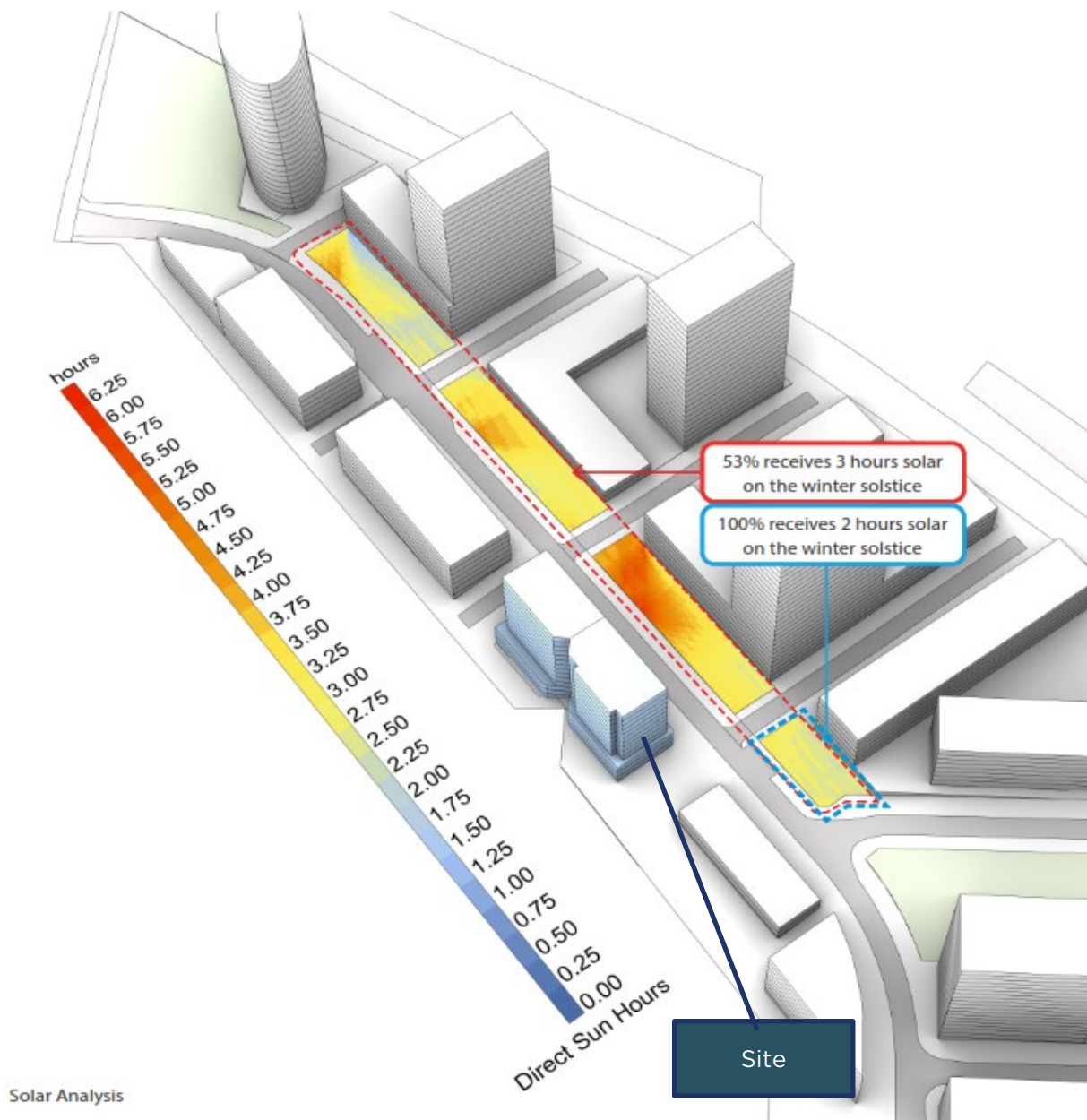


Source: SJB Architects

Figure 4 - Preliminary plan showing potential built form over the site

A modification application was therefore lodged with DPE, which is currently being assessed (**SSD 5093 MOD 5**). This modification seeks an amendment to Condition A8 for a maximum GFA of

10,263m² if the site is developed for 100% affordable housing. The application considers the likely impact of this scale of development particularly relating to built form, overshadowing and traffic impacts. Analysis was undertaken to ensure there was no adverse shadow impacts to the linear park situated to the east in addition to reviewing the traffic modelling and potential impacts on the surrounding road network and intersections. The modification concludes that the proposal, comprised of 10,263m², is an acceptable development outcome that is consistent with the future anticipated development for the area, having no unacceptable impacts on adjoining properties.



Source: SJB Architects

Figure 5 - Solar analysis - Linear Park

When converting the gross floor area (GFA) sought under the modification application, it equates to a maximum GFA of approximately 4.1:1. However, this is based on the site being developed for an affordable housing development and theoretically applying the relevant bonus under *State*

Environmental Planning Policy (Housing) 2021 (Housing SEPP). Currently, the relevant bonus is 20% of the maximum GFA where at least 50% of the GFA is used for affordable housing. Therefore, when discounting the affordable housing bonus, the maximum GFA would be approximately 3.5:1 over the site as detailed within **Table 1**, which generally aligns with the modification.

Table 1 - Calculation of FSR

| | |
|--|-----------------------------|
| Site Area | 2507m² |
| GFA based on 3.5:1 FSR | 8,774.5m² |
| Bonus GFA allowed under the Housing SEPP | 1,754.9m² |
| 20% of the max. GFA where at least 50% of the GFA will be used for affordable housing and the maximum permissible FSR at the site is more than 2.5:1 - clause 17(b)(i) of the Housing SEPP | |
| Total GFA | 10,529m² |
| 3.5:1 FSR plus bonus under Housing SEPP | |

This GFA has been determined after having the opportunity to undertake detailed site investigations and the preparation of preliminary plans to consider what impacts this GFA and resulting building height would have on the surrounding properties to ensure there were no adverse impacts. The modification application contains supporting documentation including solar and traffic analyses.

Therefore, Landcom is of the view that Council's proposal to amend the maximum FSR under Ryde LEP to 3:1 does not adequately reflect the development potential of the site. Having the benefit of undertaking this exercise, Landcom has identified that this site presents a unique opportunity to deliver up to 10,263m² of affordable housing, equating to a maximum FSR of up to 3.5:1 excluding any relevant bonus permitted under the Housing SEPP. While it is noted that the SSD 5093 consent will prevail in the event of any inconsistency with the LEP, Landcom considers that this housekeeping amendment to Ryde LEP 2014 provides a timely opportunity to update this planning control to achieve consistency between the Concept Consent and Ryde LEP.

Landcom would therefore welcome a review by Council of the proposed maximum FSR relating to the site, to a maximum FSR of 3.5:1. This is consistent with the proposed modification being assessed by DPE and the intended future development of the site to deliver affordable housing, which would benefit the local community. It also facilitates a more gradual transition down from the higher density developments situated to the south that have a maximum FSR of 4.3:1.

If you have any questions in relation to this letter, please contact Haydn Dayes, Senior Development Manager, on 0417 789 092.

Yours sincerely

Nicole Woodrow
Development Director