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Senior Planning Officer
Department of Planning and Environment
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17 May 2024

Our reference: COR2023/197/1

Dear Ms Cleary

6 Halifax Street Macquarie Park Affordable Housing

Reference is made to the State Significant Development Application (SSD-65931214) for the Affordable Housing Proposal located at 6 Halifax Street, Macquarie Park, which is currently on public exhibition.

This submission is in response to the application for the construction of 135 affordable housing dwellings consisting of 78 one bedroom units (58%) and 57 two bedroom units (42%). The building will be owned and managed by Link Wentworth being the registered CHP.

Thank you for the opportunity for City of Ryde to make a submission. Please find enclosed comments from Council to assist Department of Planning, Housing and Infrastructure (DPHI) assessment of this application.

You are advised that Council's Executive Leadership Team has endorsed the attached submission (ATTACHMENT 1) on 14 May 2024 to be issued to the DPHI and seeks those issues raised be addressed

Several issues are being raised as per **ATTACHMENT 1** and the scheme requires significant revision to the operational outcomes of the site, to ensure there is sufficient amenity provided for future residents as the current design presents challenges for future occupants.

Attached with this submission is Council's UDRP and Pre-DA Advice that was held on the 30/03/2023, as well as the supplementary Pre-DA advice on the scheme. The SSD Application submitted to the DPHI remains largely unchanged and the application presents core operational concerns stemming from a design that lacks consideration of amenity for future residents.

To be clear, Council appreciates the need for affordable housing and supports the provision of affordable housing within the Ryde LGA, in a time where there is a significant shortage of affordable housing. Council supports the applications intent at delivering affordable housing, however the proposal as designed has a

number of critical issues that must be addressed by the applicant. Same or similar issues were also raised to this proposal by Council's Urban Design Review Panel. All issues were raised with the applicant previously. For this reason, Council does not support the application in its current form at this stage.

Council is committed to ensuring quality residential apartment development occurs that does not result in compromised amenity for future residents. Council submits that the operational outcome of the site should not be determined or compromised based on the development being used for affordable housing, all residential development should have the same operational outcomes as such the developer should provide suitable outcomes that reasonably address amenity impacts. Council previous advice provided suitable outcomes to address these issues, which has been disregarded.

In the applications current form Council objects to it requiring further amendments before Council can support the application. Council has not provided any recommended conditions, as the application in its current form is unacceptable and requires revision prior to Council providing draft conditions and support the development.

Council will be happy to provide further comments on any revised submissions or to Response to Submissions.

Finally, City of Ryde staff will be happy to meet with the Department or the Applicant to clarify any issues.

Yours sincerely



Sanju Reddy
Acting Manager Development Advisory Service

ATTACHED: Attachment 1 – CoR Submission document

ATTACHED: Attachment 2 – City of Ryde Council Pre-DA Advice

ATTACHED: Attachment 3 – Supplementary Pre-DA Advice

ATTACHED: Attachment 4 – Deed of Variation to VPA