

Justin Keen
Senior Planning Officer
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

EMAIL: justin.keen@dpie.nsw.gov.au

17 April 2025

Our reference: COR2025/36/1

Dear Mr Keen

Infill affordable housing development state significant development application at 161 Herring Road & 13-15 Lachlan Avenue, Macquarie Park.

Reference is made to the State Significant Development Application (SSD-74319712) for the Infill Housing Development that includes 15% Affordable Housing located at 161 Herring Road & 13-15 Lachlan Avenue, Macquarie Park, which is currently on public exhibition.

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.

Several issues are being raised as per **ATTACHMENT 1** and the scheme requires revision to address these matters and ensure impacts caused by the development area appropriately mitigated.

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 Council does not support the built form outcome and its impacts on amenity. For this reason, Council doesn't support the application in its current form. Council is committed to ensuring quality residential apartment development occurs that does not result in compromise amenity for future residents.

In the applications current form Council **objects** to it requiring further amendments before Council can support the application.

Yours sincerely
Sanju Reddy
Acting Manager Development Advisory Service

ATTACHED: Attachment 1 – CoR Submission document