

16 November 2020

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cc Greg Woodham GSC and Brett Whitworth DPIE

Ryde Housing Strategy

I write in relation to draft Ryde Local Housing Strategy (the draft LHS) placed on public exhibition by City of Ryde (the Council), for comment until 16 November 2020.

This document is inadequate and should not be progressed without significant revision.

Council states that the draft LHS “sets out a plan to manage growth and the delivery of new housing across the Ryde area for the next 10-20 years ... and...has been developed to meet the requirements of the Greater Sydney Commission (GSC).” The Urban Taskforce asserts the draft LHS fails to clearly deliver on either of these outcomes.

Meeting the Requirements of the GSC

The draft LHS does not set a specific 6-10 year (2021/2022 – 2025/2026) housing target.

The GSC’s Local Strategic Planning Statement (LSPS) Assurance letter to Council dated 31 March 2020 was, by contrast, clear on the requirement for Council, through its LHS, to demonstrate how it will meet the 6-10 year dwelling targets. The GSC Assurance letter states:

“The Commission notes:

- *Council’s LSPS quotes the Ryde Community Strategic Plan as having identified the need for 17,000 additional dwellings in the period 2018 – 2031.*
- *DPIE monitoring shows the current housing supply forecast for the period 2019/20 to 2024/24 is 8,550 dwellings.*

In this context, Council is to show how it can meet an indicative draft range 6-10 year housing target for the period 2021/22 to 2025/26 of 8,400 to 8,900 dwellings as part of its Local Housing Strategy.”

Source: GSC LSPS Letter of Assurance to Ryde Council, 31 March 2020

It is noteworthy that Council’s draft LHS shows a printing date of February 2020. It appears to have been prepared in the absence of GSC’s final 6-10 year dwelling targets.

The draft Ryde Council LHS:

- suggests there is existing zoned capacity to meet longer-term targets to 2031
- seems to suggest there is capacity for 4,400 dwellings over the 6-10 year period
- proposes a future action of formally adopting housing targets.

A key requirement of all Councils' Local Housing Strategies is to demonstrate each Council's plan to deliver on the GSC mandated housing targets as are legally required as part of the Assured LSPS. Given the Ryde LGA LHS appears to have been prepared in the absence of the GSC's housing target it is unsurprising the draft is unclear and left open to interpretation.

Accordingly, the Urban Taskforce **recommends** the draft LHS be redrafted to meet its most basic task: to address the GSC Assurance letter by explicitly stating Council's plan to meet the 6-10 year housing targets and beyond.

Ensuring the LHS is a plan to manage growth and the delivery of new housing

Urban Taskforce members actively investing and developing in the Ryde LGA challenge the LHS's assessment of the quantum of housing to be delivered under existing controls. This undersupply of new housing will be exacerbated if Council adopts the proposals to exclude villas, terraces and manor houses from the R2 Low Density Residential zoned areas and to increase the minimum lot sizes for subdivision and dual occupancies.

To have a robust planning strategy that responds to growth, Council needs to be looking for additional opportunities for new housing - particularly in areas that are exceptionally well-served by transport infrastructure - not reducing current capacity.

Accordingly, the Urban Taskforce **recommends** Council change its existing and proposed controls in key centres and growth areas, such as the Macquarie Park strategic investigation area, to facilitate additional housing supply.

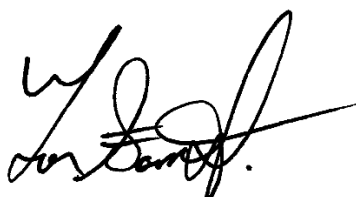
The draft LHS explains the population of Ryde City has been growing and will continue to grow. The LGA is forecast to have an additional 39,663 people by 2036 *"signalling a significant need for additional housing in the LGA"*.

Delivery of new housing across Greater Sydney has been on a downward trajectory since 2018. The GSC housing targets provide a significant opportunity to correct this downward trend and substantially improve housing supply, thus making new homes more affordable.

The key driver in terms of housing affordability is the lack of supply in Greater Sydney. By not setting out a clear plan to meet the projected demand for housing, this draft Strategy will exacerbate existing housing affordability issues across the LGA and beyond.

The Urban Taskforce would welcome the opportunity to expand on the matters raised and to provide a development industry perspective on these issues.

Yours sincerely



Tom Forrest
Chief Executive Officer