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I support the proposed R2 zoning density cap as it will be achieve better planning outcomes to the North West Area. However, I wish to address the requirement to increase the maximum density cap to 30-35 dwellings.

The main benefits for raising the dwelling cap to 30-35 are:

- Flexibility of planning outcomes and increasing diversity of housing mix. Current maximum density cap will result in 350-400m2 lots in most areas. This will not provide a diversity range of housing and address affordability
- Planning outcomes can be achieves through minimum lot sizes and maximum dwelling heights, without impeding a mix of housing diversity.
- Subdivisions that have minimal roads and infrastructure will be able to achieve a higher density as well as diversity of housing. Limiting to 25 dwellings per hectare cap will result in only large residential lots being developed.
- Sites having other restrictions such as powerlines and drainage land are further restricted
- Areas that require higher density near sub-arterial roads (such as Clarke St) will not be achieved under the proposed density cap.
- The proposed density cap does not increase delivery of housing in the north west as large lots of residential lots have a limited market.
- The current density maximum will reduce prices discourage landowners to onsell to developers, resulting in delays in housing release.
- With the proposed increase in S94 and SIC levies, an increase in density cap will offset the additional costs without impacting final prices and strain on infrastructure

**Recommendations:**

On the whole, we support a density maximum cap. However a blanket approach that restricts development to only large lots in the R2 areas will result in slower delivery of housing in the northwest. By increasing the density maximum to 30-35 for R2 areas, planning outcomes of housing diversity, delivery of housing and allowing landowners to consolidate and onsell it to developers can be achieved. The alternative is stagnation of development, which reduces intake of S94 Contributions and SIC levy, resulting in slower release of housing and infrastructure to the north west.