

Friday 19 March 2021

## COUNCIL 'SAVES OUR STREETS' THROUGH NEW PLANNING RULES

The City of Ryde has amended its planning rules so that its low-density residential neighbourhoods are now protected from the State Government's Low Rise Housing Diversity Code (formerly known as the Medium Density Housing Code).

A Planning Proposal to amend the Ryde Local Environmental Plan 2014 (LEP) to not permit multi-dwelling developments in R2 Low Density Residential zones was approved by the Department of Planning, Industry and Environment.

This means inappropriate developments, such as small blocks of flats (known as manor houses), terraces, villas and townhouses are now prevented from being built in low-density neighbourhoods as is currently permitted under the Low Rise Housing Diversity Code.

City of Ryde Mayor, Cllr Jerome Laxale, said today's approval ends a three-year campaign by the City of Ryde to be exempted from the Low Rise Housing Diversity Code.

"The City of Ryde has opposed the State Government's housing code since day one as it was going to transform our quiet, residential streets into a playground for developers. It made a mockery of planning rules by running roughshod over Council's LEP and the measures we have in place to protect these low-density neighbourhoods," Cllr Laxale said.

"Council has been forced into action solely because the NSW Government would repeatedly not support City of Ryde being granted an exemption from this flawed housing code. It is well-known we have done the heavy lifting on housing supply in the North District of Sydney."

While the changes also mean new multi-dwelling housing developments will no longer be permissible in the R2 Low Density Zone, to maintain appropriate levels of housing diversity and supply, Council has made more lots eligible for dual occupancy development.

In response to community feedback, Council has also had its application to encourage duplex developments approved. Changes to the frontage requirement from 20 metres down to 15 metres will make more lots eligible for duplex developments.

The minimum requirement for lot size remains at 580 square metres.

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