



Draft Local Housing Strategy and Draft Planning Proposal to amend the Planning Controls in the R2 Low Density Residential Zone

The City of Ryde Council (Council) is exhibiting the Ryde draft Local Housing Strategy (LHS) and associated planning proposal. 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.

The draft LHS found that the introduction of the **Low Rise Housing Diversity Code** (Codes SEPP) has the potential to undermine the local character and amenity of the R2 Low Density Residential zone. In response, Council has prepared a draft Planning Proposal to prohibit incompatible medium density housing types being introduced into the R2 zone.

The draft LHS and draft Planning Proposal are on public exhibition between **Friday 16 October to Monday 16 November 2020**.

Why has Council prepared a Draft Local Housing Strategy?

The **Environmental Planning and Assessment Act 1979** (the Act) requires all Councils in the Greater Sydney Region to review their Local Environmental Plan (LEP) by the end of 2020. An LEP contains the primary development controls relating to land use and built form, and guides how growth is managed across a Local Government Area (LGA). The Act also required Councils to prepare a Local Strategic Planning Statement (LSPS) (which Ryde Council finalised in March 2020) and the preparation of a Local Housing Strategy (which Ryde Council is currently exhibiting).

More information on the State Government's requirements for a Local Housing Strategy can be found here:

<https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Local-Housing-Strategy-Guideline-and-Template>

What is a Local Housing Strategy and what does it do?

The draft LHS does a 'stocktake' of the current and future housing opportunities within the LGA by looking at demographics, assessing future housing needs, and considering the theoretical and actual development potential for different housing types and densities across the Ryde LGA.

Based on community consultation from the LSPS, the draft LHS has considered housing delivery options to inform key directions for managing housing growth and future development in the LGA.

The draft LHS, even once finalised, does not amend the planning controls applying to development across the LGA. The LHS instead provides the evidence base for reviewing and making amendments to the LEP and for the assessment of any Planning Proposals (i.e. applications to change the Planning controls). It also allows other government agencies to assess what infrastructure they need to investigate and program to support future housing growth in Ryde LGA.

The draft LHS can be downloaded here:

www.ryde.nsw.gov.au/haveyoursay

What is a Planning Proposal and when will the changes be made?

A Planning Proposal is the formal process to change the planning controls within an LEP. More information on the Planning Proposal process can be found on the Department of Planning, Industry and Environments website:

<https://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/The-Gateway-Process>

The Planning Proposal process takes a number of months, which includes the current public consultation. It is not likely that the Council changes will be in force until the first quarter of 2021.



What is the Low Rise Housing Diversity Code introduced on 1 July 2020?

The State Government has a number of state-level housing policies that override local planning controls contained within LEPs. One of these is the **State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes) 2008' (Part 3B Low Rise Housing Diversity Code (the Code SEPP))** which commenced in the City of Ryde on 1 July 2020.

The Code SEPP allows for the following low rise medium density residential development within the R2 Low Density Residential zone when **"Multi Dwelling Housing"** is a permitted use in the zone:

Dual occupancy

A Dual Occupancy is a development that contains two dwellings on one lot of land. These can either be attached (i.e. share a common wall) or detached (i.e. do not share any common walls). Dual occupancies do not include a secondary dwelling (such as a granny flat).

Manor House

This is a new development type that is similar to a small **"Residential Flat Building"** and is permitted in a zone that allows Multi Dwelling Housing. This is a development that contains 3 to 4 dwellings where:

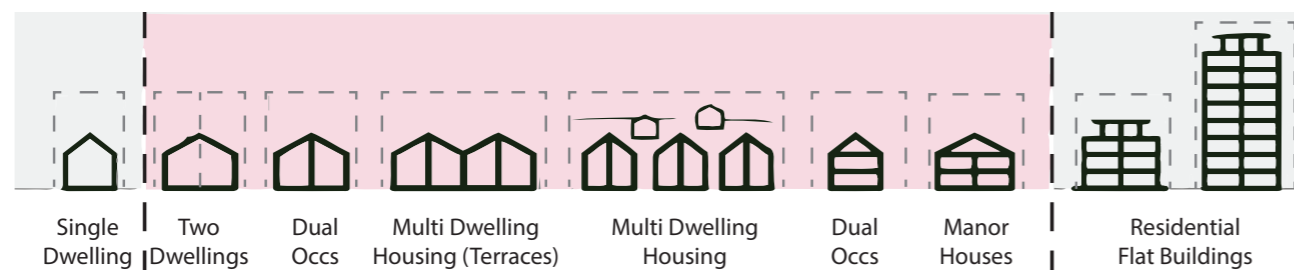
- Each dwelling is attached to another dwelling by a common wall or floor; and
- At least one dwelling is partially or wholly located above another dwelling; and
- The building contains no more than 2 storeys (excluding any basement).

Multi-dwelling Housing (terraces)

Multi-dwelling Housing is 3 or more dwellings on one lot of land where:

- Each dwelling has access at ground level;
- No part of a dwelling is above any part of any other dwelling; and
- Dwellings face and generally follow the alignment of one or more public roads.

A visual representation of these different housing types in a streetscape scenario is shown in the following diagram.



Example of dual occupancy (source: Planning NSW)



Example of multi dwelling housing (terraces) (source: Planning NSW)



Example of low-rise medium-density housing (Terraces), Putney Hill

What impact does the Low Rise Housing Diversity Code have on the City of Ryde?

The Code SEPP (and associated design guide) overrides several planning controls contained within the Ryde LEP 2014. The draft LHS has predicted that the introduction of the Codes SEPP would increase the LGA's theoretical dwelling capacity in the R2 Low Density Residential zone from the current 5,252 to approximately 19,127 additional dwellings (an increase of 13,875 dwellings). This has the potential to:

- Impact negatively on the low-scale character and amenity of the existing R2 zone
- Undermine the existing hierarchy of the residential zones by allowing for building types that usually characterise the R3 Medium Density Residential or R4 High Density Residential zones, and removing any transition between zones.
- Result in housing growth not matched with appropriate infrastructure delivery.

What is the Council doing to address concerns with the Low Rise Housing Diversity Code?

Council has prepared a draft Planning Proposal, as recommended by the draft LHS, to mitigate the unintended adverse impacts introduced by the Codes SEPP. These changes will maintain the approximate theoretical development capacity and character and amenity of the R2 zone.

The current controls, and the proposed changes to the R2 Low Density Residential zone, are shown in the following table and attached letter. The changes are not retrospective and only apply to future development applications.

The draft Planning Proposal can be downloaded here: www.ryde.nsw.gov.au/haveyoursay

Land Uses	Current LEP 2014 Controls	Proposed NEW LEP 2014 Controls
Dual Occupancy (Attached)	Minimum lot size - 580m ² Minimum lot frontage width - 20 metres	Minimum lot size - 750m ² Minimum lot frontage width - 12 metres
Multi Dwelling Housing (which permits Manor Houses & Terraces under the Codes SEPP)	Minimum lot size - 900m ² Minimum lot frontage width - 20 metres	Multi Dwelling Housing (including Manor Houses & Terraces) will no longer be permitted in the R2 zone
Subdivision of New Dual Occupancy	Subdivision only for lots > 580m ² (See LEP 2014 for more detail)	Subdivision only for lots > 750m ² (See Planning Proposal for more detail)

INFORMATION SHEET

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How can I provide feedback on the draft LHS and/or draft Planning Proposal?

Any community member, stakeholder or government agency can provide feedback on the draft LHS and/or draft Planning Proposal by lodging a submission with Council. A submission can include any comments or concerns relating to the exhibition material and proposed changes to the planning controls.

Submissions may be made online by visiting: www.ryde.nsw.gov.au/haveyoursay or emailed to cityofryde@ryde.nsw.gov.au.

Submissions by letter should be addressed to:

The General Manager, City of Ryde Council
Locked Bag 2069
North Ryde NSW 1670

Personal information collected from you is held and used by Council under the provisions of the Privacy and Personal Information Protection Act 1998. The supply of information is voluntary, however if you cannot provide, or do not wish to provide the information sought, Council may be unable to consider your submission. Please note that the exchange of information between the public and Council, may be accessed by others and could be made publicly available under the Government Information Public Access Act 2009 (GIPA Act).

Any person making a submission, or any associate of that person, under the provisions of s10.4 of the Environmental Planning and Assessment Act 1979, must disclose any political donations and gifts made within the previous 2 years made to any councillor or employee of City of Ryde Council via the Disclosure Statement on Council's website.

How do I find out more information?

More information can be found on line at www.ryde.nsw.gov.au/haveyoursay. Members of the community can call Council's Customer Service on 9952 8222 to speak to a member of the Strategic Planning team.

What happens next?

All submissions will be considered before a decision is made on the draft LHS or draft Planning Proposal. The outcome of the public exhibition and a summary of the key matters raised (along with a response) will be reported to Council. Where contact details have been provided, each person who makes a submission will be notified when the draft LHS and planning proposal will be reported to Council.

A formal meeting of the Council will make the decision on the final Local Housing Strategy and if Council supports finalising the planning proposal, it will be sent to the Minister requesting to make the plan.



Example of low-rise medium-density housing (Dual Occupancy), Putney Hill