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DEPARTMENT OF PLANNING FORECASTS INCREASED HOUSING FOR RYDE

New housing forecasts released by the Department of Planning and Environment state that 10,000 additional houses and apartments will be built in the City of Ryde over the next five years.

The forecast for the City of Ryde is a 46 per cent increase on the number of new dwellings that were completed in the local government area in the past five years and are far higher than the forecasts for some surrounding councils.

Hunter's Hill Council, for example, is forecast to only have 150 new dwellings between now and 2023, which is a decrease on the 223 new dwellings completed there over the past five years.

City of Ryde Mayor, Cllr Jerome Laxale, expressed his disappointment with the State Government's housing forecast for the City of Ryde given local MP Victor Dominello was re-elected on a pledge to slash housing forecasts in his community.

On 29 October 2018, Mr Dominello told the Sydney Morning Herald:

'There is no chance in Hades that I won't be advocating for those targets not (to) plummet to reflect something that is more consistent with Lane Cove and Hunters Hill. I will be demanding it.'

"Two months after his re-election and we have been quickly reminded about what Mr Dominello and his colleagues really think about Ryde. They've always been prepared to say one thing, and do another when it comes to planning in our City. These numbers prove it," Cllr Laxale said.

"The forecasts from the department are the unavoidable result of the State Government's intervention, and despite what Mr Dominello says publicly it is clear that he is unable or unwilling to do anything to address the situation."

The Department of Planning and Environment's forecasts are an estimate of the number of new dwellings that could be built if current zoning and planning controls remain the same.

"City of Ryde residents are unfortunately all too familiar with the damaging impacts State Government imposed planning policies have had on our community," Cllr Laxale said.

"This includes the government's Priority Precinct program which will cram 15,000 dwellings into Macquarie Park and North Ryde.

"Meanwhile, the Medium Density Housing Code due to come into effect in July next year could result in 60,000 additional residents.

"This has the potential to transform predominantly low-density neighbourhoods with the required supporting infrastructure in place to medium density neighbourhoods outstripping available infrastructure and putting untold strain on our local natural areas."

Cllr Laxale said Council would continue to lobby new NSW Planning Minister Rob Stokes for the City of Ryde to be permanently exempt from the Medium Density Housing Code.

“Mr Stokes has recently made some very encouraging comments about reforming the current planning system including suggestions he may ditch the Priority Precinct program, work more closely with councils on medium density housing and end the system of spot rezoning.

“These reforms are desperately needed in the City of Ryde as is a commitment from the State Government to meet its obligations and invest in the appropriate infrastructure to support the increased level of housing that will be coming over the next five years.”

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