

Tuesday 30 June 2020

## **HOUSING CODE'S IMPACT ALREADY BEING FELT IN RYDE**

The full impact of the Medium Density Housing Code is quickly becoming a reality in the City of Ryde, with private certifiers already receiving applications to demolish one-storey homes in residential neighbourhoods and replace them with small blocks of flats.

The Medium Density Housing Code, which is due to be implemented on 1 July, will allow multi-dwelling houses such as small blocks of flats and dual occupancy dwellings to be built in the City of Ryde's low-density residential neighbourhoods.

Crucially, the code also allows for these multi-dwelling developments to be approved by private certifiers, with no requirement for objections to be considered.

Council has already been contacted by a number of concerned residents who have been notified by private certifiers about plans to demolish houses and construct multi-dwelling units in their place when the code comes into effect from 1 July.

One such example is a property in Eastwood, in which the owners have lodged an application with a private certifier to demolish a single-storey residence and construct a multi-dwelling block with five units.

This can now be considered under the Medium Density Housing Code, despite Council previously rejecting a similar development application for the same property in 2019 due to the fact that the development would have resulted in unacceptable bulk and scale that was not compatible with the character of the area, and also seen the removal of five endangered Sydney blue gum trees.

City of Ryde Mayor, Cllr Jerome Laxale, said it was alarming that developers were wasting no time in proceeding with developments permissible under the code.

"Developers are licking their lips and their bulldozers are ready to destroy our local environment in pursuit of profit. Everything that our community has worked hard to protect over the decades is under threat," Cllr Laxale said.

"The City of Ryde has opposed this code from day one and fought it in court as it is completely unworkable in our community.

"Despite this, Council's planning staff have worked diligently with the Greater Sydney Commission and the Department of Planning to get a suitable planning outcome for Ryde that is evidence-based and has community support.

"How can Planning Minister Rob Stokes say he will work with councils to protect our suburbs, then roll out the red carpet for developers from 1 July?

"If Mr Stokes is serious then he would defer the code until the State Government determine our planning proposal which would prevent the destruction of our low-density neighbourhoods and their natural environment."