

Date of Determination	12 March 2020
Panel Members	Abigail Goldberg (Chair) Eric Armstrong (Independent Expert) Michael Leavey (Independent Expert) Donna Gaskill (Community Representative)
Apologies	Dyala Govender, Lexie MacDonald
Declarations of Interest	NIL

Public meeting held at the City of Ryde Council Chambers on 12 March 2020 opened at 5:00pm and closed at 5:16pm.

Papers circulated electronically on 5 March 2020.

MATTER DETERMINED

Planning Proposal to remove *Multi Dwelling Housing* as a permitted use in the Land Use Table of the R2 Low Density Residential Zone and amend the lot size provisions for *Dual Occupancy* in the *Ryde Local Environmental Plan 2014*.

PANEL CONSIDERATIONS AND DECISION

The Panel considered the material listed at item 5, and the material presented at meetings and briefings and the matters observed at site inspections listed at item 6 in Schedule 1.

PLANNING PROPOSAL

The Panel determined that the planning proposal as described in Schedule 1 be submitted for Gateway Determination under 3.34 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

- The planning proposal has been prepared as the first stage of implementing Council's Strategic planning directions set in the Local Strategic Planning Statement and the draft Ryde Local Housing Strategy. These directions have been developed in consultation with the community and indicate that the community's desire is to maintain the character of existing low density areas and direct medium density growth in localities around centres where they can be more readily serviced with appropriate infrastructure.
- The planning proposal aims to mitigate the potential significant adverse impact that Part 3B of the SEPP will have on the R2 Low Density Residential zone in the Ryde LEP 2014. This action will not negatively impact on Council's ability to achieve housing targets, and is not intended to reduce overall dwelling potential. However, it will allow Council to undertake the necessary investigations and planning of the areas identified in the draft Local Housing Strategy for delivery of medium density housing.
- The planning proposal does not intend to decrease the overall dwelling capacity in the LGA but does intend to mitigate any adverse impacts that the introduction of Part 3B of the SEPP will have on the character and servicing of existing localities in the R2 zone.

CONDITIONS

Not applicable

PANEL MEMBERS	
Abigail Goldberg (Chair)	
Eric Armstrong	
Michael Leavey	
Donna Gaskill	

SCHEDULE 1

1	Proposal	To remove <i>Multi Dwelling Housing</i> as a permitted use in the Land Use Table of the R2 Low Density Residential Zone and amend the lot size provisions for <i>Dual Occupancy</i> in the <i>Ryde Local Environmental Plan 2014</i> . City of Ryde Local Planning Panel Page 3
2	Applicant	City of Ryde Council
3	Reason for referral to RLPP	Required by Ministerial Direction made under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> dated 27 September 2018.
4	Relevant mandatory considerations	Not Applicable
5	Material considered by the Panel	<ul style="list-style-type: none"> • Council Planning Proposal • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council officer – Matthew Owens
6	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> • Briefing: 12 March 2020 Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Eric Armstrong, Michael Leavey, Donna Gaskill ○ <u>Council assessment staff</u>: Matthew Owens, Sandra Bailey • Papers were circulated electronically on 5 March 2020
7	Council Recommendation	That the Planning Proposal be submitted for Gateway Determination under 3.34 of the <i>Environmental Planning and Assessment Act 1979</i> .