

Amanda Harvey and Luke Downend
Director – North District
NSW Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

30 March 2020

Our Reference: LEP2020/2/5

Dear Amanda and Luke,

Planning Proposal – Removal of Multi Dwelling Housing from R2 Zone

As part of the LEP Review program Council has prepared a draft Local Housing Strategy (the Strategy). The Strategy has made a number of recommendations for action to address the current and future housing needs of the Ryde Local Government Area.

One of the immediate recommendations of the Strategy was to prepare a planning proposal to mitigate the predicted impacts from the commencement of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Part 3B Low Rise Medium Density Housing Code* (Part 3B of the Codes SEPP).

Accordingly, a planning proposal to remove Multi Dwelling Housing from the R2 zone was prepared and presented to the Ryde Local Planning Panel on 12 March 2020, and they recommended that Council submit the Planning Proposal for Gateway Determination.

The draft Strategy and the planning proposal to remove Multi Dwelling Housing from the R2 zone were reported to the Council meeting of 24 March 2020. At that meeting Council made the following resolution:

RESOLUTION: *(Moved by Councillors Purcell and Clifton)*

- (a) That Council endorse the draft City of Ryde Local Housing Strategy, attached to this report, for public exhibition for a period of 28 days, which will take place after the pandemic period (COVID-19) has been officially downgraded.*
- (b) That following the public exhibition period, the outcome of the public exhibition and the draft City of Ryde Local Housing Strategy, be reported back to Council for finalisation.*

- (c) That Council endorse the planning proposal attached to this report, seeking to remove Multi dwelling Housing from the R2 Low Density Residential zone of the Ryde LEP 2014 and amend the planning controls relating to Dual Occupancy (attached) development, to be submitted for Gateway Determination under s3.34 of the Environmental Planning and Assessment Act 1979.**
- (d) That the planning proposal be placed on exhibition in accordance with the requirements of the Gateway Determination. Following the public exhibition period, the outcome of the public exhibition and the planning proposal, be reported back to Council for finalisation.*
- (e) That during the exhibition period a further report be brought back outlining options for significantly reduced 2036 housing targets.*
- (f) That Council write to the Minister for Planning and the Greater Sydney Commission seeking a further deferral of the Medium Density Housing Code SEPP given the global pandemic (COVID-19).*

As a result of part (c) of the above resolution, I am writing to request that the Department of Planning, Industry and Environment (DPIE), issue a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act (1979)*.

Council does not request the use of delegations to finalise this plan.

In order to ensure the protection of the character of the R2 zoned areas in Ryde LGA and the integrity of the Local Housing Strategy I request that the matter be expedited.

The proposed timeline for the Planning Proposal is expected to be in accordance with the following:

Milestones	
Planning Proposal submitted with request for Gateway Determination	March-April 2020
Gateway Determination received by Council	May 2020
Community Consultation (anticipated 28 days)	May-June 2020
Outcomes of Community Consultation presented to Council	June-July 2020

Planning Proposal submitted to Department of Planning, Industry and Environment requesting notification on Government website	July 2020
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Should you require any further information relating to this Planning Proposal, please contact Lexie Macdonald, Senior Coordinator Strategic Planning on 9952 8059

Yours sincerely,



Dyalan Govender
Manager – Urban Strategy

Attachments
1. Planning Proposal – Removal of Multi Dwelling Housing from R2 Zone
2. Draft Ryde Local Housing Strategy
3. Report to Ryde Local Planning Panel – 12 March 2020
4. Determination by Ryde Local Planning Panel – 12 March 2020
5. Report to Council – 24 March 2020
6. Council Minutes – 24 March 2020
7. Matters considered under S3.33(2)