

Resolution – Meeting of 8 December 2020, reconvened 15 December 2020
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Resolution – Items 8 and 9

That Council:-

- (a) That, in response to issues raised during the exhibition, Council amend the exhibited housing planning proposal in the following manner:-
 - i. Decrease the minimum lot size for permissibility and subdivision of Dual Occupancy Development from 750m² to 580m² to increase the availability of this option to the community.
 - ii. Increase the minimum lot width for permissibility of Dual Occupancy development from 12 metres to 15 metres to better align Council's LEP with the SEPP and to provide better design outcomes.
 - iii. Include in the Savings and Transitional provisions of the planning proposal the ability for Dual Occupancy development, either lodged but not determined, approved and not constructed, or existing and constructed, that meet the current Torrens Title subdivision requirements in RLEP 2014, be permitted to subdivide using the current LEP 2014 provisions of minimum 580m² lot size. This savings provision is not to apply to new applications lodged after gazettal of this planning proposal (such new applications will be subject to the new provisions).
 - iv. Insert a time limit of 24 months in the Savings Clause.
- (b) Council's resolution be immediately forwarded to the Department of Planning, Industry and Environment and the amended planning proposal be submitted requesting that the Plan be made.
- (c) Acknowledgement letters be sent to all those who lodged a submission advising them of the Council resolution and thanking them for their submission.
- (d) Note the issues raised in the submissions relating to the Housing Strategy received during the public exhibition period and adopt the recommended amendments in the report made in response to those submissions.

- (e) Adopt the inclusion of flexibility in the timing of delivery in the Local Housing Strategy identified in the addendum to the strategy, and a reduced 2021-2026 Housing Forecast/Target of 2,700 (a reduction of 1,700 from 4,400 suggested in the draft).
- (f) Adopt the City of Ryde Local Housing Strategy, amended by this resolution, and forward a copy of the adopted Strategy to the Department of Planning, Industry and Environment for review and approval.
- (g) Authorise the General Manager to make minor administrative and wording changes to the draft Housing Strategy that are consistent with the intent of this resolution, so that the Local Housing Strategy can be finalised.
- (h) Review the Local Housing Strategy as soon as practicable following the 2021 Census updates to the population projections.
- (i) That the Mayor, Councillor Laxale write to Minister Stokes requesting a special exemption for Villas to be permissible in the R2 zone.