
6 PLANNING PROPOSAL - RYDE CIVIC PRECINCT

Report prepared by: Strategic Planner
File No.: LEP2012/15/3 - BP13/52

REPORT SUMMARY

Council on the 13 November 2012 resolved that through a Planning Proposal the Ryde Civic Precinct be rezoned for community and civic use that a height control of RL91 be reinstated for the Civic Centre site and the existing FSR for the Ryde Civic Precinct of 60 000sqm be retained.

A planning proposal has been prepared that proposes to:

1. rezone the land known as the Ryde Civic Precinct (identified as Precinct 1 – Civic/Mixed use in Ryde LEP 2010 Town Centres Precinct Map) to SP2 – Community uses and Public administration building
2. reinstate for the Civic Centre site a maximum height of RL91 and
3. amend the Ryde Town Centres Precincts map by renaming Precinct 1 – Civic/Mixed use to Precinct 1 – Ryde Civic.

The Planning Proposal is **ATTACHED**.

This report outlines the planning proposal (PP) and provides a preliminary assessment in relation to the requirements under the gateway plan-making process.

The report also identifies the need for Development Control Plan 2010 – Part 4.4 Ryde Town Centre to be amended to be in line with the proposed zoning and height changes within the PP.

This report recommends that Council refer the proposed rezoning to the Minister for Planning to request a Gateway Determination pursuant to section 56 of the Environmental Planning and Assessment Act 1979 and that Council request to be given the Ministers delegation to determine the LEP under Section 59 Making of local environmental plans by the Minister of the Environmental Planning and Assessment Act 1979.

The report also recommends that DCP 2010 – Part 4.4 Ryde Town Centre be amended in line with the proposed changes put forward in the Planning Proposal.

RECOMMENDATION:

- (a) That Council forward the planning proposal for the Ryde Civic Precinct to receive a gateway determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that the Ministers delegation enabling Council to determine the LEP be requested.

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- (b) That, in the event of a gateway determination being issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, the proposal be placed on public exhibition and a further report be presented to Council following the completion of the exhibition period.
- (c) That an amendment to Ryde Development Control Plan (DCP) 2010 – Part 4.4 Ryde Town Centre be prepared that brings controls in line with the proposed height and zoning changes to the Ryde Civic Precinct and that a further report be presented to Council prior to exhibition of that amendment.
- (d) That Council allocate \$ 35,000 for the employment of a planning consultant to undertake an independent assessment of the Planning Proposal for the Ryde Civic Precinct following the public exhibition of the proposal.

ATTACHMENTS**1 Planning Proposal - Ryde Civic Precinct**

Report Prepared By:

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Report Approved By:

Margaret Fasan
Team Leader - Design and Development

Dominic Johnson
Group Manager - Environment & Planning

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Background

Key elements relating to the zoning and height changes to the land are outlined below:

- Council in December 2008 resolved to prepare a draft LEP to increase the permissible height of the Ryde Civic Precinct (Precinct 1 – Civic/Mixed use) from RL 91 to RL130.
- A planning proposal to:
 - increase height on the main part of the site to RL130 and
 - reduce nett usable floor area for the Precinct to 60 000sqmwas exhibited with a concept plan for 6 weeks from the 10 August – 21 September 2011.
- Council resolved on the 18 October 2011 to amend the Planning Proposal by providing a range of heights on the main part of the site (75m, 21.5m and 0m). The amended PP was exhibited for 4 weeks from the 26 October to the 23 November 2011.
- Council on 13 December 2011 resolved to approve the Planning Proposal in its amended form and requested the Minister make the Plan.
- LEP 2010 – Amendment 2 which introduced new height and nett usable floor area controls for the site was notified on the Government website on 2 March 2012.
- Council on the 13 November 2012 resolved that a project plan be developed to expedite the rezoning of the Civic Centre site back to RL91 with a FSR of 60 000sqm and a zoning of SP2 Community Use through a Planning Proposal.

Discussion

The following outlines the “gateway plan-making process”, and a summary of the subject planning proposal.

Gateway Plan-Making Process

1. **Planning proposal** – this is an explanation of the effect of and justification for the proposed plan to change the planning provisions of a site or area which is prepared by a proponent or the relevant planning authority such as Council. The relevant planning authority decides whether or not to proceed at this stage.
2. **Gateway** – determination by the Minister for Planning or delegate if the planning proposal should proceed, and under what conditions it will proceed. This step is made prior to, and informs the community consultation process.

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3. **Community Consultation** – the proposal is publicly exhibited (generally low impact proposals for 14 days, others for 28 days).
4. **Assessment** – the relevant planning authority considers public submissions. The relevant planning authority may decide to vary the proposal or not to proceed. Where proposals are to proceed, it is Parliamentary Counsel which prepares a draft local environmental plan – the legal instrument.
5. **Decision** – the making of the plan by the Minister (or delegate).

According to section 55 of the Environmental Planning and Assessment Act 1979, a Planning Proposal must include:

- A **statement** of objectives and intended outcomes of the proposal
- An **explanation** of the provisions of the proposal;
- A **justification** of the objectives, outcomes and provisions including the process for implementation;
- **Maps where relevant**, containing the appropriate detail are to be submitted, including land use zones; and
- Details of the **community consultation** that will be undertaken.

Council is the relevant planning authority for this proposal.

1.1 Site Description and Context

The planning proposal applies to the site known as the Ryde Civic Precinct (identified in Figure 1 below) being 1 and 1A Devlin Street, 150 – 156 Blaxland Rd Ryde and part of Blaxland Rd.

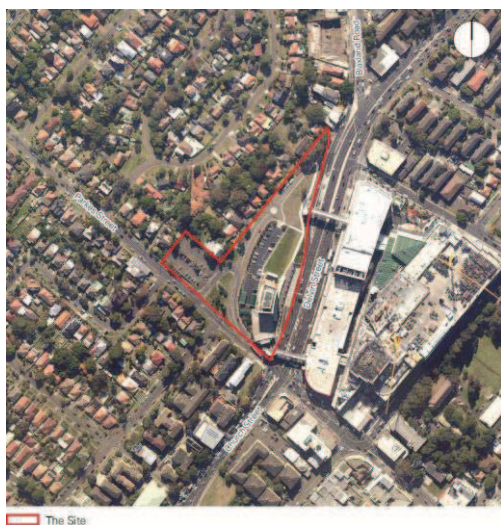


Figure 1

The site contains two heritage items, identified in Schedule 5 of the RLEP 2010:

- Item 49, Obelisk - Devlin Street - currently located in the south west corner of the site immediately behind the former Council library building.
- Item 54, Great North Road, Bedlam Point to Eastwood.

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Current improvements to the site include Council chambers and offices; Civic Hall; former Council library; car parking for Council and the general public; landscaped areas and roads.

The site forms part of the wider Ryde Town Centre. Directly opposite to the east is the Top Ryde City Shopping Centre.

The site is also in the vicinity of three local heritage items listed under RLEP 2010, being:

- Top Ryde Shopping Centre site – 115-121 Blaxland Road, Ryde
- “Hatton’s Cottage” (Cottage) - 158 Blaxland Road, Ryde and
- Masonic Temple (Hall) – 142 Blaxland Road

1.2 Current Planning Controls

Zoning

Under LEP 2010 the site is zoned B4 Mixed Use (Figure 2 below) which permits a broad variety of residential, retail, commercial and community mixed uses.

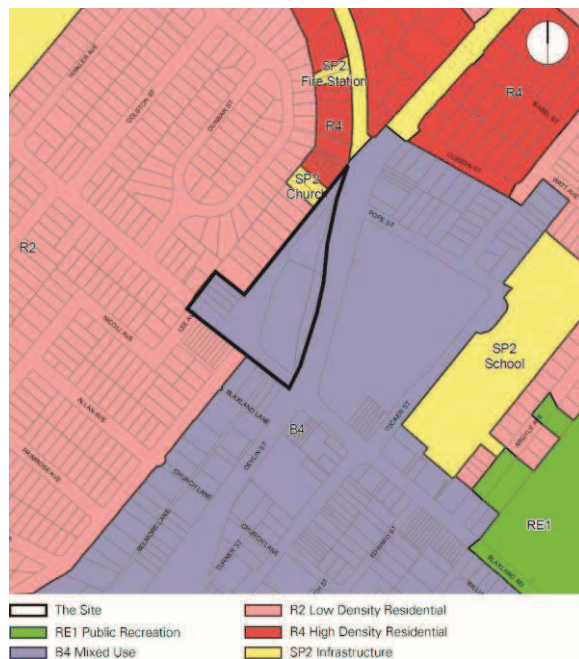


Figure 2

Height

The maximum building height relating to the main part of the site, is to 75m (24 storeys). The existing Council car parking area on the corner of Blaxland Road and Parkes Street has a maximum building height of 15.5 metres (4 storeys) (see Figure 3)

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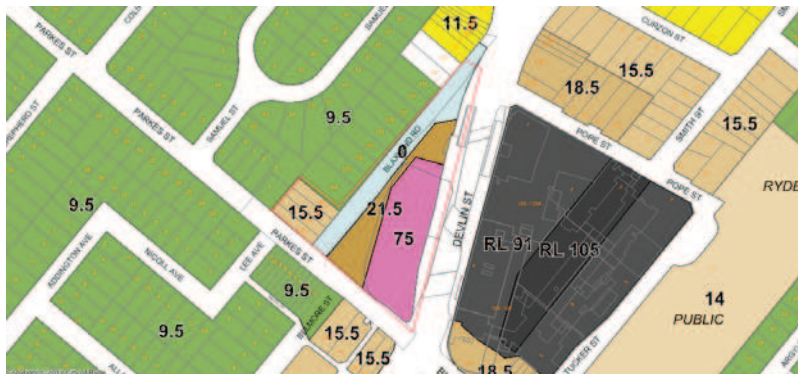


Figure 3

Floor Space Ratio

There is no maximum floor space ratio applying to any part of the Ryde Civic Precinct under Ryde LEP 2010. However, under Schedule 6 of RLEP 2010, a maximum nett useable floor area of 60,000m² is permitted in Precinct 1 Civic/Mixed use (otherwise known as Ryde Civic Precinct) (see Figure 4 below).



Figure 4

1.3 Proposed amendment to LEP 2010

Proposal

The intended outcome of the Planning Proposal is to amend the existing planning controls to ensure the continued use of the subject land for community activity and public purposes, maintain a civic and government presence in the City of Ryde and to limit any future development on the site to a height in line with the existing Civic Centre building.

ITEM 6 (continued)

A major objective of the LEP amendment is to establish a new zoning over the site, identify the land as Precinct 1 – Ryde Civic and reinstating the previous height controls so providing the community with assurance as to the future activities and the development potential that can occur on the site.

In line with the above the planning proposal seeks to:

- amend Ryde LEP 2010 Land Zoning Map to rezone the land SP2 – Community facility and Public administration building
- amend Ryde LEP 2010 Height of Buildings Map; to reinstate RL 91 (approximately 9-10 storeys) over the Civic Centre site (1 and 1A Devlin Street includes Blaxland Rd at the rear of the site).

Note: No change is proposed to the existing maximum height permitted on the Council car park land in the south west corner of the site (i.e. 150-156 Blaxland Road) this is to be maintained at 15.5m (4 storeys).

- amend Ryde LEP 2010 Ryde Town Centre Precincts Map to identify Precinct 1 as Ryde Civic.

The amendments will require changes to a subset of the Ryde LEP 2010 maps, and clauses in the LEP applicable to the maps.

Justification

The Planning Proposal states that it will enable the continued community and public purpose use of the land, maintain the existing civic and government presence on the site and establish height controls that reflect community expectations thus providing a suitable outcome for the Council and the community.

The Planning Proposal (an amending LEP) is the Council's only means of ensuring the zoning and height permitted on the land and reflects the existing and desired future use and development of the site. The land is no longer required for the residential mixed use purpose for which it is currently zoned.

Documentation covering the justification and the need for the proposal is provided in Part 3 – Justification on page 14 of the Planning Proposal which is ATTACHED.

1.4 Appraisal of the Planning Proposal

Relationship to strategic planning framework

The strategic planning context for the consideration of this Planning Proposal includes:

1. State Government Strategies

- *Metropolitan Plan for Sydney 2036* released by the State Government in December 2010 which seeks to concentrate new development around existing town centres and public transport service.
- the draft *Inner North Draft Subregional Strategy* (draft *Subregional Strategy*) exhibited between 18 July to 17 September 2007.

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It is considered that the Planning Proposal is consistent with the objectives and strategies of the *Metropolitan Plan and draft Subregional Strategy* in that:

- it will facilitate the delivery of continued community uses and public administration offices to a growing population;
- it will ensure a civic and government presence in Ryde Town Centre
- the delivery of the required dwellings and jobs in the Ryde Town Centre by 2036 as specified in the Strategies can still be achieved as a result of existing development potential elsewhere in the Centre.
- DLEP 2011 proposes to rezone land adjoining Ryde Town Centre (along Victoria Road) to a business zone (B6 Enterprise Corridor).

2. Local Council Strategies

The City of Ryde 2021 Community Strategic Plan

The Community Strategic Plan sets out the future vision for the City of Ryde. The plans set the desired outcomes and the aspirations of the community, and the goals and strategies on how they will be achieved. The seven outcomes for the City of Ryde are:

- A City of Liveable Neighbourhoods
- A City of Wellbeing
- A City of Prosperity
- A City of Environmental Sensitivity
- A City of Connections
- A City of Harmony and Culture
- A City of Progressive Leadership

The Planning Proposal is in line with goals and strategies of the Community Strategic Plan in that it is responding to the community's needs, wants and sense of identity to their neighbourhood and it reflects their active engagement in shaping that neighbourhood.

Local Planning Study (LPS)

Council adopted Local Planning Study (December 2010) in response to the NSW Government's Metropolitan Strategy and draft Inner North Draft Subregional Strategy to outline a vision for development of Ryde over the next 20 years.

The relevance of the site/planning proposal to the findings of the LPS:-

- identifies that the City of Ryde can easily achieve both the dwelling and employment figures set by the Metro Strategy through existing planning controls applying to the City.
- identifies that the future character of Ryde Town centre will build on its historic roles as a community and retail hub

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Heritage

As noted in Section 1.1, the site contains two heritage items, identified in Schedule 5 of the RLEP 2010:

- Item 49, Obelisk - Devlin Street; and
- Item 54, Great North Road, Bedlam Point to Eastwood.

In addition, there are three heritage items in the vicinity of the site:

- Item 15, Top Ryde Shopping Centre site – 115-121 Blaxland Road, Ryde (Lot 1 in DP 618154);
- Item 16, Masonic Temple (Hall) – 142 Blaxland Road (Lot 3 in DP 86255); and
- Item 17, “Hatton’s Cottage” (Cottage) - 158 Blaxland Road, Ryde (Lot P in DP 443304).

It should be noted that the original Top Ryde Shopping Centre was demolished as part of the redevelopment of Top Ryde City Shopping Centre and Council has resolved to remove this item from the Heritage Schedule as part of DLEP 2011.

As the Planning Proposal maintains the existing use of the site and reinstates built form controls based on the existing development on the Civic Centre site there are no heritage impacts.

Ministerial Directions (s.117 directions)

A summary assessment of the Planning Proposal in terms of the Directions issued by the Minister for Planning under Section 117 of the EP&A Act is contained in the Table 2 of the PP and can be found on page 19). The directions apply to draft local environmental plans and relate to areas such as employment and resources, environment and heritage, housing infrastructure and urban development, hazard and risk and regional Planning.

If a draft LEP is inconsistent with a Ministerial Direction, the proponent/ council must provide appropriate reasoning/rationale to the Director General of the DoPI to support this inconsistency.

The PP does not comply with a number of the Directions however the inconsistencies are considered to be of minor significance. The Directions the PP fails to comply with are:

1.1 Business and Industrial Zones. The aim of the direction is to protect employment land in business and industrial zones and encourage employment growth in suitable locations.

Comment

The subject land, although presently zoned business, has for the last 48 years been used for community, civic and government purposes. Although the LEP will result in a reduction of the physical area of land zoned business it does not reduce the existing area presently being used for such purposes.

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In accordance with the direction the total potential floor space area for employment uses (being civic and government) and related public services is not proposed to be changed. (The existing permitted nett usable floor space of 60 000sqm is not proposed to be amended).

While the outcomes of the PP are inconsistent with the provision of this direction, of ensuring sufficient employment land is available, it is considered that the objectives of the direction are still being adequately met within the City of Ryde through other planning measures in LEP 2010 which focus on encouraging development in suitable transit orientate centres and that the inconsistency with the direction is of minor significance.

3.1 Residential Zones . The aim of the direction to encourage housing choice and to provide for existing and future existing housing needs.

Comment

The subject land is currently zoned *B4 – Mixed use*, residential development is permitted in the zone with Council consent.

The land subject of the PP is however presently used for community, civic and government purposes. The intent of the PP is to amend the zoning of the land to indicate its existing function as the civic centre of the City of Ryde.

While the PP is inconsistent with this direction it is considered that the objectives of the direction of ensuring sufficient land is available to provide a variety of choice of housing types are still being adequately met within the City of Ryde through other planning measures in LEP 2010 which focus on:

- encouraging a variety and choice of housing types,
- the efficient use of existing infrastructure and
- minimizing the impact of development on the environment.

It is considered that the inconsistency with the direction is of minor significance.

Council should note that the planning proposals inconsistencies with these two directions may result in the Department not supporting the planning proposal on the grounds that the availability of land for employment and housing growth in major town centres is a key focus of the State Government.

Other matters

In submissions to Council with respect to changes proposed through LEP 2010 – Amendment 2 and draft Ryde LEP 2011 to the subject land there has been consistent concern expressed by residents regarding changes to the proposed use of the land for mixed residential as well as concern over the possible height of buildings on the land.

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The Planning Proposal will facilitate the retention of the community, civic and government role the land currently has and will provide the development outcomes that are more in line with community expectations.

The amendments under this Planning Proposal will enable the Council to ensure:

- that development on the site is more appropriately tailored to community expectations;
- that the development continues to represent the civic prominence of the site within the Ryde Town Centre;
- that Council can provide administration offices and community facilities, that meet the needs of Council and the local community now and into the future; and

DCP 2010 – Part 4.4 Ryde Town Centre

Council on the 27 March 2011 resolved to adopt Draft Ryde DCP 2010 – Part 4.4 Ryde Town Centre which provided controls to guide the development of Precinct 1 Civic/Mixed use based on building heights and a nett usable floor area contained within the amended Planning Proposal supported by Council on the 13 December 2011.

The DCP came into effect on the 18 April 2012.

DCP 2010 – Part 4.4 Ryde Town Centre should be amended to be in line with the proposed changes to zoning/land use and height for Precinct 1 and to reflect the change in name of Precinct 1 to Ryde Civic.

Consultation

Under the gateway plan-making process, a gateway determination is required before community consultation on the planning proposal takes place. The consultation process will be determined by the Minister and stipulated as part of the gateway determination.

The Department of Planning's guidelines stipulate at least 28 days community consultation for a major plan, and at least 14 days for a low impact plan. In view of the history of the site the Department has advised that a minimum of 28 days consultation will be required if the PP is approved. If the PP is approved and a gateway determination given, consultation will be managed by Council and will include the following:

- written notice given:
 - in the local newspaper circulating in the area,
 - on Council's webpage and
 - to adjoining landowners (where this involves strata's a letter will be sent to the body corporate)

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- to local state government representatives
- consultations considered necessary by the Department of Planning and Infrastructure with relevant State and Commonwealth authorities
- the written notice will:
 - provide a brief description of the objectives and intended outcomes,
 - indicate the land affected,
 - state where the planning proposal can be inspected,
 - indicate the last date for submissions and
 - confirm whether the Minister has chosen to delegate the making of the LEP.

Council on the 13 November 2012 resolved in part the following:

That

- (a) Council staff immediately develop a project plan to expedite the rezoning of the Civic Centre site back to RL91 with a density of 60, 000sqm metres and to be zoned SP2 community use through a planning proposal
- (b)
- (c) Council staff prepare an outline of the communications program which will be associated with items (a).....
- (d)
- (e) That a further report be provided back to Council to update Council on all actions detailed in parts (a) ...

A communications and consultation program has been prepared by Council's Communication and Media (C&M)Unit with respect to the exhibition of a draft LEP should Gateway approval be given by the Department and is ATTACHED.

Assessment of the Planning Proposal

Given the planning proposal relates to the rezoning of Council land it is recommended that a planning consultant is employed to undertake an assessment of the planning proposal, review the issues raised in the submissions received and make a recommendation on proceeding with the proposed rezoning and amendments to the building height.

Undertaking an independent assessment of the proposal is in keeping with current practices where a proposed development activity or a change in the development controls relates to Council land.

It is estimated that the cost to undertake this assessment is approximately \$35,000.

Critical Dates

Time periods for preparation of amending LEPs apply upon the issue of the Gateway Determinations by the Minister. There is usually a 6 to 12 month time period allowed. The timeline provided in the PP indicates that the notification of the changes on the government website should occur by mid 2013.

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Financial Impact

To exhibit the Planning Proposal it is necessary to place an advertisement in a local newspaper. The cost of placing the advertisement is estimated at \$1000. These funds provided for in the current budget for the financial year 2012/13 from the Urban Planning budget.

The employment of a planning consultant to undertake an independent assessment of the planning proposal is estimated at \$35,000. Funds are not available in the Urban Planning budget to cover this cost.

It is recommended that \$35,000 is transferred from the Civic Centre Refurbishment fund to the Urban Planning budget for the employment of a planning consultant to undertake an independent assessment of the proposal.

Policy Implications

The proposal is consistent with community expectations for the site and the Local Planning Study which has a vision for Ryde Town Centre where the character will be built on its historic role as a community and retail hub catering for leisure, learning, shopping and business, and is the premier centre and home of local government for the City of Ryde.

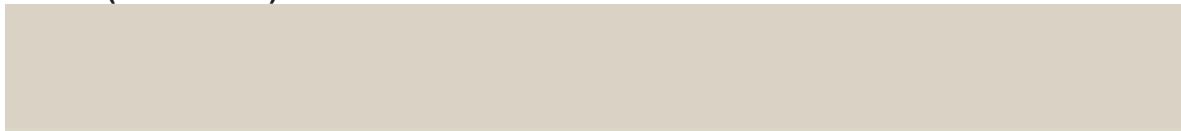
Options

Council has the option to decide to proceed with the planning proposal to the next stage (gateway determination and community consultation) or to decide not to proceed.

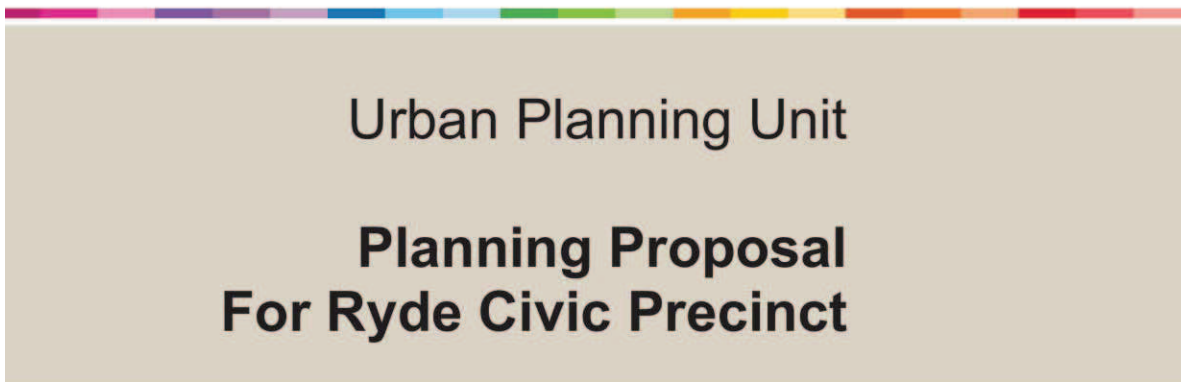
Should the Minister for Planning determine that the planning proposal can proceed to community consultation Council has another opportunity to decide whether to proceed, vary or reject the proposal after community consultation.

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 City of Ryde
Lifestyle and opportunity @ your doorstep



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	ATTACHMENTS	
1	Ryde Local Environmental Plan 2010 - Amendment No. 6: Site Identification Map	
2	Ryde LEP 2010 Land Zoning Map – Amendment 6 Ryde LEP 2010 Height of Buildings Map – Amendment 6 Ryde LEP 2010 Ryde Town Centres Precinct Map – Amendment 6	
3	Communication/Consultation Program	

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1.0 Introduction

A planning proposal is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan. This planning proposal has been prepared in accordance with the requirements of the Environmental Planning and Assessment Act 1979 (in particular section 55) and relevant guidelines produced by the Department of Planning and Infrastructure.

The Department of Planning and Infrastructure requires a Planning Proposal to cover six main parts which form the basis of this document as follows:

- Part 1 – Statement of Objectives and Intended Outcomes of the proposed LEP (refer 2.0)
- Part 2 – Explanation of the Provisions to be included in the LEP (refer 3.0)
- Part 3 – Justification of objectives, outcomes and process for implementation (refer 4.0)
- Part 4 – Maps to identify intent and applicable area (refer 5.0)
- Part 5 – Community Consultation proposed to be undertaken on the Draft LEP (refer 6.0)
- Part 6 – Project timeline - anticipated timeframe for the making of the LEP (refer 7.0)

Planning Proposal

This planning proposal aims to amend the existing planning controls to:-

- o maintain a civic and government presence in the City of Ryde
- o ensure the continued use of the land for community activity and public purposes, and
- o to limit any future development on the site to a height in line with the existing Civic Centre building .

1.1 Site Description and Context

This planning proposal applies to land known as the Ryde Civic Precinct being 1 and 1A Devlin Street and 150 – 156 Blaxland Rd Ryde identified on the map titled "Ryde Local Environmental Plan 2010 - Amendment No. 6: Site Identification Map" contained in Attachment 1.

The Ryde Civic Precinct comprises the following allotments of land: (see Figure 1 below)

1 & 1A Devlin Street

- Lot 10 in DP110978
- Lot 11 in DP 110978
- Lot 12 in DP 110978
- Lot 49 in DP 1115510



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- Lot 1 in DP1170801
- Lot 2 in DP1170801

Note: Lot 1 and Lot 2 in DP1170801 reflect Blaxland Rd

Note: Parkes St adjoining the above land is not part of Precinct 1

150 – 156 Blaxland Rd

- Lot T in DP 443304
- Lot S in DP 443304
- Lot R in DP 443304
- Lot Q in DP443304

Figure 1



The site which is approximately 16,500m² (1.65ha) in size is an irregular shape and generally orientated north-south. It has a 290m long frontage to Devlin Street and a 165m frontage to Parkes Street. Access into the site is via Blaxland Road.

Current improvements to the site include:

- Council chambers and offices;
- Civic Hall;
- Former Council library (the space now functions as part of the administration offices);
- Car parking for Council and the general public;
- Landscaped areas and

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▪ Roads.

The site contains two heritage items, identified in Schedule 5 of the RLEP 2010:

- Item 49, Obelisk - Devlin Street - currently located in the south west corner of the site immediately behind the former Council library building.
- Item 54, Great North Road, Bedlam Point to Eastwood

A site location plan is shown at **Figure 2** and an aerial photo of the site is shown at **Figure 3**.

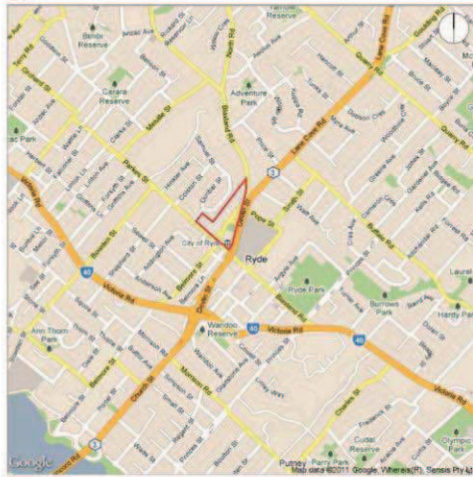


Figure 2

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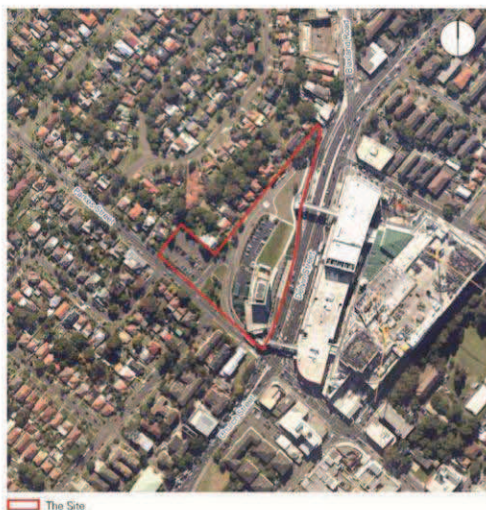


Figure 3 – Aerial photograph of the site

Photographs of the existing buildings on the site are shown at **Figure 4**.



Figure 4

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Context

The site forms part of the wider Ryde Town Centre which is generally bounded by Curzon Street, Ryde Public School and Argyle Street to the north; Victoria Road to the South; Blaxland Road and Belmore Street to the west; and Princes Street to the east.

Directly opposite the site to the east is the recently completed Top Ryde City Shopping Centre. Two pedestrian bridges at the northern and southern ends of the site connect directly into the shopping centre.

To the south of the site is a mix of retail, community and residential developments. The residential uses are a mix of residential flat buildings and single dwellings. To the west of the site is predominately low density residential development.

The site is also in the vicinity of three local heritage items listed under RLEP 2010, being:

- Top Ryde Shopping Centre site – 115-121 Blaxland Road, Ryde (Lot 1 in DP 618154);
- "Hatton's Cottage" (Cottage) - 158 Blaxland Road, Ryde (Lot P in DP 443304); and
- Masonic Temple (Hall) – 142 Blaxland Road (Lot 3 in DP 86255).

Note: DLEP 2011 proposes the removal of the heritage listing of the shopping centre due to its redevelopment in 2010.

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1.2 Current Planning Controls

Environmental Planning Instruments

Ryde LEP 2010 is the principle planning instrument applying to the site.

Zoning

The site is currently zoned B4 Mixed Use under RLEP 2010 (Figure 5). The B4 zone provides for a broad range of uses including business premises, office premises, shops, residential development, community facilities, seniors housing, and health care facilities.

Under the zone the following uses are prohibited:

"Advertising structures; Agriculture; Biosolids treatment facilities; Caravan parks; Depots; Hazardous industries; Hazardous storage establishments; Heavy industries; Home occupations (sex services); Liquid fuel depots; Offensive industries; Offensive storage establishments; Sex services premises; Stock and sale yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste or resource management facilities; Water recycling facilities; Water treatment facilities"

All other uses are permissible.



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Building Height

Pursuant to clause 4.3 of RLEP 2010, the site is subject to four different height limits.

The maximum building height relating to the main part of the site, is to 75m. The existing Council car parking area on the corner of Blaxland Road and Parkes Street has a maximum building height of 15.5 metres (see **Figure 6 below**)

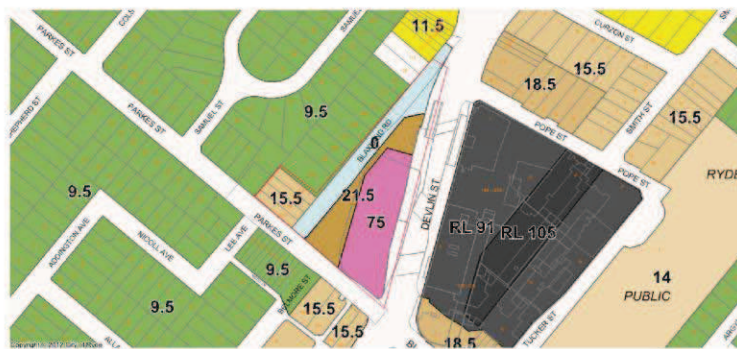


Figure 6

Floor Space Ratio

There is no maximum floor space ratio applying to any part of the Ryde Civic Precinct under Ryde LEP 2010. However, under Schedule 6 of RLEP 2010, a maximum net useable floor area of 60,000m² is permitted in Precinct 1 Civic/Mixed Use (otherwise known as Ryde Civic Precinct) (see **Figure 7 below**).



Figure 7

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1.3 Background

- The **Ryde Planning Scheme Ordinance (RPSO)** was gazetted on 30 June 1979 and zoned the subject land:-
 - 1 and 1A Devlin Street Ryde - Special Uses 'A' – Public Buildings
- Unzoned (relates to Blaxland Rd)
 - 150 – 156 Blaxland Rd Ryde – Reserved Special Uses 'A' – Parking.
No height or floor space ratio controls applied.
 - **Ryde LEP 143 – Ryde Town Centre** amended the RPSO with respect to the Ryde Town Centre (including the subject land) on the 29 May 2006. Under the LEP the following controls applied to 1 and 1A Devlin Street and 150 – 156 Blaxland Rd Ryde;
 - Zoning* - Business (Town Centre)
 - Precinct* - Precinct 1 - Civic /Mixed Use
 - Height controls:-*
 - 150 – 156 Blaxland Rd – 4 Storeys
 - Remainder of Precinct 1 – RL91 AHD (up to 10 storeys)
 - FSR controls:-*
 - Precinct 1 – Civic/ Mixed Use maximum nett useable floor area 100 000sqm
 - **Ryde Local Environmental Plan 2010** was gazetted on the 30 June 2010 . Under the LEP the zoning, height and fsr controls for the subject land were as follows:-
 - Zoning* - B4 – Mixed Use
 - Precinct* - Precinct 1 Civic/Mixed use
 - Height controls:-*
 - 150 – 156 Blaxland Rd – 15.5m
 - Remainder of Precinct 1 – RL 91
 - FSR controls:-*
 - Precinct 1 – Civic/ Mixed Use maximum nett useable floor area 100 000sqm
 - **Council resolution** - Council in December 2008 resolved to prepare a draft LEP to increase the permissible height of the Ryde Civic Precinct (Precinct 1 – Civic/Mixed use) from RL 91 to RL130.
 - A planning proposal to;
 - increase height and
 - reduce nett usable floor area in the Ryde Civic Precinct to 60 000sqm
- was exhibited with a concept plan for 6 weeks from the 10 August - 21 September 2012.

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Council resolved on the 18 October 2011 to amend the Planning Proposal by providing for a range of maximum building heights on the land. The amended PP was exhibited for 4 weeks from the 26 October to the 23 November 2012.

Council on 13 December 2011 resolved to approve the Planning Proposal and requested the Minister make the Plan.

- **LEP 2010 – Amendment 2** was notified on the Government website on 2 March 2012. Under the LEP the following controls presently apply to the land:-

Zoning - B4 – Mixed Use

Precinct - Precinct 1 Civic/Mixed use

Height controls:-

150 – 156 Blaxland Rd – 15.5m

Remainder of Precinct 1 – 7.5m, 21.5m, 0m

FSR controls:-

Precinct 1 – Civic/ Mixed Use maximum nett useable floor area
60 000sqm

- **Council resolution** - Council on the 13 November 2012 resolved that a project plan be developed to expedite the rezoning of the Civic Centre site back to RL91 with a FSR of 60 000sqm with a zoning SP2 Community Use through a Planning Proposal.

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2.0 Objectives and Intended Outcomes

This part of the planning proposal responds to Section 55(1) of the Environmental Planning and Assessment Act 1979 which requires an explanation of what is planned to be achieved by the proposed amendments to Ryde LEP 2010.

The Planning Proposal seeks to amend RLEP 2010 by changing the height, zoning and precinct controls that apply to the land.

The intended outcome of the Planning Proposal is to amend the existing planning controls to ensure the continued use of the land for community activity and public purposes, maintain a civic and government presence in the City of Ryde and to limit any future development on the site to a height in line with the existing Civic Centre building .

A major objective of the LEP amendment is to establish a new zoning over the site, identify the land as Precinct 1 – Ryde Civic Precinct and reinstate previous height controls so providing the community with assurance as to the future activities and development potential that can occur on the site.

The current zoning of the subject land is B4 – Mixed use. It is proposed to rezone the land to SP2 – Community facility and Public administration building.

The current maximum building height relating to the main part of the site is 75m. It is proposed to reinstate the original height permitted on the land by LEP 143 that being RL 91m. No change is proposed to the existing maximum height permitted on the Council car park land in the south west corner of the site (ie 150-156 Blaxland Road) as this height control has been in place since 2006 under LEP 143.

The Planning Proposal also seeks to amend the LEP 2010 Ryde Town Centre Precincts Map by identifying the subject land as Precinct 1 – Ryde Civic. The land is currently identified as Precinct 1 – Civic/Mixed use.

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3.0 Explanation of Provisions

The planning proposal seeks to:

- amend *Ryde LEP 2010 Land Zoning Map* to rezone the land SP2 – Community facility and Public administration building
- amend *Ryde LEP 2010 Height of Buildings Map*; to reinstate RL 91 over the Civic Centre site (1 & 1A Devlin Street)
- amend *Ryde LEP 2010 Ryde Town Centre Precincts Map* to identify Precinct 1 as Ryde Civic.

The amendments will require changes to a subset of the Ryde LEP 2010 maps, and clauses in the LEP applicable to the maps. The proposed changes and how they relate to the LEP are identified in the table below (Table 1).

Table 1: Proposed Changes to Ryde Civic Precinct , in Ryde LEP 2010

Ryde LEP 2010 (Map References)	Current Zone/ Development Standards	Proposed Zone
Land Zoning Map(LZN_006)	B4 – Mixed use	SP2 – Community facility and Public administration building
Height of Buildings Map (HOB_006)	75m, 21.5m 0m	RL91 AHD
Ryde Town Centre Precincts Map (RTC_006)	Precinct 1 Civic/Mixed use	Rename Precinct to Precinct 1 – Ryde Civic Precinct.
Schedule 6 Planning controls for Ryde Town Centre precincts	1. Precinct 1– Civic and mixed use	Clause renamed 1. Precinct 1 – Ryde Civic

A draft Land Zoning Map, Height of Buildings Map and Precinct Map are included at **Appendix 2**.

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4.0 Justification

Section 55 (3) of the Environmental Planning and Assessment Act 1979 enables the Director-General to issue requirements with respect to the preparation of a planning proposal. This section responds to all matters to be addressed in a planning proposal – including Director-General’s requirements for the justification of all planning proposals (other than those that solely reclassify public land).

4.1 Need for the Planning Proposal

4.1.1 Is the planning proposal a result of any strategic study or report?

In the original consideration of the future use of the Ryde Civic Precinct Council engaged HASSELL Architects to undertake an urban design study and prepare a concept plan for the site. The Council has reconsidered the outcomes of that study and subsequent amending LEP and resolved on 13 November 2012 to ensure the on going use of the land for community purposes at a scale more in keeping with community expectations.

The Planning Proposal will enable the continued community and public purpose use of the land, maintain the existing civic and government presence and establish height controls that reflect community expectations thus providing a suitable outcome for the Council and the community.

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes?

The Planning Proposal represents the only means of ensuring the zoning and height permitted on the land reflects the Council’s existing and desired future use and development. The land is no longer required for the residential mixed use purpose for which it is currently zoned .

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4.2 Relationship to strategic planning framework

4.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The strategic planning context for the consideration of this Planning Proposal includes:

- *Metropolitan Plan for Sydney 2036* released by the State Government in December 2010 which seeks to concentrate new development around existing town centres and public transport service.
- the draft *Inner North Draft Subregional Strategy* (draft *Subregional Strategy*) exhibited between 18 July to 17 September 2007.

The Metropolitan and Subregional strategies:

- identify Ryde as a 'Town Centre' that is expected to continue to be redeveloped and reinvigorated;
- expect the Ryde Town Centre to contain a mix of residential, retail, business and community uses;
- identify that the Ryde Town Centre is expected to contain between 4,500-9,500 dwellings and 8,000 jobs by 2036.

The Planning Proposal is consistent with the objectives and strategies of the *Metropolitan Plan and draft Subregional Strategy* in that:

- it will facilitate the delivery of continued community uses and public administration offices to a growing population;
- it will provide a sense of civic and government identity to a growing population
- the delivery of the required dwellings and jobs in the Ryde Town Centre by 2036 as specified in the strategies can still be achieved as a result of existing development potential elsewhere in the Centre.
- DLEP 2011 proposes the rezoning of land adjoining the town centre to B4 and B6 to allow for further growth in residential and employment developments.

4.2.2 Is the planning proposal consistent with the local council's local strategy, or other local strategic plan?

City of Ryde Strategic Plans:



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1. The City of Ryde 2021 Community Strategic Plan

The Community Strategic Plan sets out the future vision for the City of Ryde. The plans set the desired outcomes and the aspirations of the community, and the goals and strategies on how they will be achieved. The seven outcomes for the City of Ryde are:

- A City of Liveable Neighbourhoods
- A City of Wellbeing
- A City of Prosperity
- A City of Environmental Sensitivity
- A City of Connections
- A City of Harmony and Culture
- A City of Progressive Leadership

The Planning Proposal is in line with goals and strategies of the Community Strategic Plan in that it is responding to the community's needs, wants and sense of identity to their neighbourhood and it reflects their active engagement in shaping that neighbourhood.

2. Local Planning Study (LPS)

Council adopted *Local Planning Study (December 2010)* in response to the NSW Government's *Metropolitan Strategy* and draft *Inner North Draft Subregional Strategy* to outline a vision for development of Ryde over the next 20 years.

In this regard, Council on December 2010 resolved to adopt the Ryde Local Planning Study which comprises a series of individual studies including Centres and Corridors, Employment and Housing .

The LPS complements and supports the following strategies:

- Ryde 2021 Community Strategic Plan;
- the Metropolitan Plan for Sydney 2036; and
- Inner North Draft Subregional Strategy.

The relevance of the site to the findings of the LPS:-

- identifies that Council can achieve both the dwelling and employment figures set by the Metro Strategy for the City of Ryde through existing planning controls.

Note: With the intended changes to Macquarie Park Corridor , recent Part 3A approvals and proposed changes to zoning and development controls in Draft Ryde LEP 2011 , as identified in the Local Planning Study it is anticipated that the dwelling and employment figures for the City of Ryde will be well in excess of those required by the Metro Strategy.

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- identifies that the future character of Ryde Town centre will build on its historic roles as a community and retail hub
- identifies that Ryde is to be recognised as the home of local government for the City of Ryde.

4.2.3 Is there a net community benefit?

The Planning Proposal will facilitate the retention of the community, civic and government role the land currently has and will ensure any future development outcomes are in line with community expectations.

The amendments under this Planning Proposal will enable the Council to ensure:

- that development on the site is more appropriately tailored to community expectations;
- that any future development continues to represent the civic prominence of the site within the Ryde Town Centre;
- that Council can provide administration offices and community facilities, that meet the needs of Council and the local community now and into the future.

These outcomes of the proposal are considered to be in the public interest.

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4.2.4 Is the planning proposal consistent with applicable state environmental planning policies?

A summary assessment of the Planning Proposal in terms of State Environmental Planning Policies is contained in the table below (Table 1).

This assessment indicates that the draft LEP contained in this Planning Proposal is consistent with all relevant State environmental planning policies.

Table 1 – Consistency with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	YES	NO		
SEPP No 1 Development Standards			✓	Not applicable – Clause 1.9 LEP 2010
SEPP No 4 Development Without Consent and Miscellaneous Exempt and Complying Development	✓			Applies to the whole of the State.
SEPP No 6 Number of Storeys	✓			Applies to the whole of the State
EPP No 19 Bushland in Urban Areas			✓	Applies to the whole of the State. Not relevant to proposed amendment.
SEPP No 21 Caravan Parks			✓	Applies to the whole of the State. Not relevant to proposed amendment.
SEPP No 22 Shops and Commercial Premises			✓	Applies to the whole of the State. Not relevant to proposed amendment.

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State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	YES	NO		
SEPP No 30 Intensive Agriculture			✓	Applies to the whole of the State. Not relevant to proposed amendment.
SEPP No 32 Urban Consolidation (Redevelopment of Urban Land)	✓			Applies to all urban land.
SEPP No 33 Hazardous and Offensive Development	✓			Applies to the whole of the State.
SEPP No 50 Canal Estate Development			✓	Applies to the whole of the State. Not relevant to proposed amendment.
SEPP No 55 Remediation of Land	✓			Land is currently zoned for mixed use development and the proposed LEP amendment does not seek to add any uses not already permissible.
SEPP No 60 Exempt and Complying Development			✓	Not applicable – Clause 1.9 LEP 2010
SEPP No.62 Sustainable Aquaculture			✓	Applies to the whole of the State. Not relevant to proposed amendment.
SEPP No 64 Advertising and signage	✓			Applies to the whole of the State.
SEPP No 65 Design Quality of Residential			✓	Applies to the whole of the

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State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	YES	NO		
Flat Development				State Not relevant to proposed amendment
SEPP No.70 Affordable Housing (Revised Schemes)			✓	Applies to the Greater Metropolitan Area Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	✓			Applies to the whole of the State.
SEPP(BASIX) 2004	✓			Applies to the whole of the State.
SEPP (Exempt and Complying Development Codes) 2008	✓			Applies to the whole of the State.
SEPP(Housing for Seniors or People with a Disability) 2004	✓			Applies to the whole of the State.
SEPP (Infrastructure) 2007	✓			Applies to the whole of the State.
SEPP (Major Development) 2005	✓			Applies to the whole of the State.
SEPP (Temporary Structures) 2007	✓			Applies to the whole of the State.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007			✓	Applies to the whole of the State. Not relevant to proposed amendment.
Deemed SEPPs				
Sydney Regional Environmental Plan (Sydney Harbour	✓			The Planning Proposal is not inconsistent with

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State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	YES	NO		
Catchment) 2005				the relevant planning principles for the Sydney Harbour Catchment.



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4.2.5 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

A summary assessment of the Planning Proposal in terms of the Directions issued by the Minister for Planning under Section 117 of the *EP&A Act* (last update 1 February 2011) is contained in the Table 2).

The following is a list of Directions issued by the Minister for Planning to relevant planning authorities under section 117(2) of the *Environmental Planning and Assessment Act 1979*. These directions apply to planning proposals lodged with the Department of Planning and Infrastructure on or after the date the particular direction was issued:

Consideration of Relevant Section 117 Directions applying to planning proposals

Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act 1979	Consistent		N/A	Comment
	YES	NO		
1. Employment and Resources				
1.1 Business and Industrial Zones Objectives are:- - Encourage employment growth in suitable locations - Protect employment land in business and industrial zones and - Support the viability of identified strategic centres.				
Comment The subject land although presently zoned business has for the last 50 plus years been used for community, civic and government purposes. At no time has the land been uses for commercial activity. Although the LEP will result in a reduction of the physical area of land zoned business it does not reduce the existing area presently being used for such purposes. In accordance with the direction the total potential floor space area for employment uses (being civic and government) and related public services is not proposed to be changed. (The existing permitted nett usable floor space of 60 000sqm is not proposed to be amended). While the PP outcomes are inconsistent with this		x		See adjacent comment

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Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act 1979	Consistent		N/A	Comment
	YES	NO		
direction it is considered that the objectives of the direction, of ensuring sufficient employment land is available, are still being adequately met within the City of Ryde through planning measures in LEP 2010 which focus on encouraging development in suitable transit orientate centres. It is considered that the inconsistency with the direction is of minor significance.				
1.2 Rural Zones Objective: To protect the agricultural production value of rural land.			x	
1.3 Mining, Petroleum Production and Extractive Industries Objective: To ensure that the future extraction of significant materials is not compromised by inappropriate development.			x	
1.4 Oyster Aquaculture Objective: To protect oyster aquaculture from development that may result in adverse impact on water quality.			x	
1.5 Rural Lands Objective: To protect and facilitate economic development of rural lands.			x	
2. Environment and Heritage				
2.1 Environment Protection Zones Objective: To protect and conserve environmentally sensitive areas.			x	Land subject to the PP is not an environmentally sensitive area.
2.2 Coastal Protection Objective: To implement the principles in the NSW Coastal Policy.			x	Ryde is not a coastal zone under the Coastal Protection Act 1979.
2.3 Heritage Conservation Objective: To conserve items ,areas, objects and places of environmental heritage significance and indigenous heritage significance. Comment	x			See adjacent comment



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Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act 1979	Consistent		N/A	Comment
	YES	NO		
The site contains two heritage items, identified in Schedule 5 of the RLEP 2010: ▪ Item 49, Obelisk - Devlin Street ▪ Item 54, Great North Road, Bedlam Point to Eastwood The Obelisk is a small monument that commemorates the opening of the former tram line to Ryde in 1908. The Obelisk which has been moved several times is currently located in the south west corner of the site immediately behind the former Council library building. Great North Road (being Blaxland Rd) is located at the rear of the site. The PP does not make any change to the existing heritage items.				
2.4 Recreation Vehicle Areas Objective: To protect sensitive land from adverse impacts from recreation vehicles.			x	Not relevant to PP
3. Housing, Infrastructure and Urban Development				
3.1 Residential Zones Objectives are: ○ To encourage a variety and choice of housing types to provide for existing and future housing needs ○ To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and ○ To minimise the impact of residential development on the environment and resource lands. Comment The subject land is currently zoned <i>B4 – Mixed use</i>, residential development is permitted in the zone with Council consent.		x		See adjacent comment

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Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act 1979	Consistent		N/A	Comment
	YES	NO		
The land subject of the PP is however presently used for community, civic and government purposes. The intent of the PP is to amend the zoning of the land to indicate its existing function as the Civic centre of the City of Ryde. While the PP is inconsistent with this direction, to provide a variety and choice of housing types it is considered that the objectives of the direction are still being adequately met within the City of Ryde through other planning measures in LEP 2010 which focus on:- - o encouraging a variety and choice of housing types, - o the efficient use of existing infrastructure and - o minimising the impact of development on the environment. It is considered that the inconsistency with the direction is of minor significance.				
3.2 Caravan Parks and Manufactured Home Estates Objective: To provide a variety of housing types.			x	
3.3 Home Occupations Objective: To encourage the carrying out of low impact small businesses in dwelling houses.			x	
3.4 Integrating Land Use and Transport Objectives are: - o Improving access to housing , jobs and services by walking, cycling and public transport - o Support of public transport services and reduce travel demand.	x			
3.5 Development Near Licensed Aerodromes Objective: To ensure safe and effective operation of aerodromes.			x	
3.6 Shooting Ranges Objective: To reduce land use conflict, maintain appropriate levels of public safety and amenity.			x	
4. Hazard and Risk				
4.1 Acid Sulfate Soils			x	

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Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act 1979	Consistent		N/A	Comment
	YES	NO		
Objective: To avoid significant adverse impacts from use of land that contains acid sulfate soils.				
4.2 Mine Subsidence and Unstable Land Objective: To prevent damage to life, property and the environment on land identified as subject to mine subsidence.			x	
4.3 Flood Prone Land Objective: To ensure an LEP includes consideration of appropriate flood impacts.			x	
4.4 Planning for Bushfire Protection Objective: To encourage sound management of bush fire prone areas.			x	
5. Regional Planning				
5.1 Implementation of Regional Strategies Objective: To give legal affect to the regional strategies.			x	
5.2 Sydney Drinking Water Catchments Objective: To protect water quality in the Sydney drinking water catchment.			x	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast Objective: To ensure the best agricultural land will be available for current and future generations.			x	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast Objective: To manage commercial and retail development along the Pacific Hwy.			x	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)				
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)				
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)				
5.8 Second Sydney Airport: Badgerys Creek Objective: To avoid incompatible development in the vicinity of any future second Sydney airport.			x	

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Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act 1979	Consistent		N/A	Comment
	YES	NO		
6. Local Plan Making				
6.1 Approval and Referral Requirements Objective: To ensure that LEP provisions encourage the efficient and appropriate assessment of development.	x			
6.2 Reserving Land for Public Purposes Objective: To facilitate the provision of public services and facilities.	x			
6.3 Site Specific Provisions Objective: To discourage unnecessary restrictive site specific planning controls.			x	
7. Metropolitan Planning				
7.1 Implementation of the Metropolitan Plan for Sydney 2036. Objective: To give legal affect to the vision contained in the Metropolitan Plan for Sydney 2036. Comment The Planning Proposal is consistent with the objectives and strategies of the <i>Metropolitan Plan and draft Subregional Strategy</i> in that it will: ▪ facilitate the delivery of continued community uses and public administration offices to a growing population; ▪ Provide a sense of Civic and Government identity to a growing population ▪ The ability to deliver the required dwellings and jobs specified by the Metro Strategy for Ryde by 2036 will not be adversely impacted upon because of existing development potential elsewhere in the Ryde Town Centre and the City of Ryde .	x			See adjacent comment

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4.3 – Environment , social and economic impact

4.3.1 Impact on Critical Habitat, Threatened Species and Ecological Communities

The land is situated in a suburban context and is currently used for a mix of civic and community purposes and the wider area has historically been developed for urban purposes.

Current uses include civic offices, roads, carparking and hard and soft landscaped areas. Any future development of the site is likely to include similar uses.

Given the site is highly modified, the Planning Proposal will not affect any critical habitat or threatened species, populations or ecological communities, or their habitats nor is it expected to have any adverse environmental effects.

4.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Environmental effects

The subject site is not subject to flooding, bushfire hazard, acid sulphate soil, noise impact, or soil instability and does not contain critical habitat or threatened species populations or ecological communities, or their habitats

As such the Planning Proposal will not affect any nor is it expected to have any adverse environmental effects.

Traffic

As the Planning Proposal:-

- rezones the land to ensure the existing civic and government activities on the site are maintained
- amends the height controls on the site to ensure any future built form reflects the height of the existing buildings

there are considered no traffic or transport related issues.

In 2007 an Integrated Traffic Solution (ITS) was prepared for two precincts within the Ryde Town Centre being the site and the adjacent Top Ryde Shopping Centre property. The ITS assessed the traffic and access implications associated with the redevelopment of the site up to a 100 000sqm of nett usable floor space and the traffic impacts of the Top Ryde City

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Shopping Centre and proposed a range of management measures and infrastructure works to manage traffic flows and minimise traffic impacts.

The changes to the road network that has occurred has resulted in traffic demands from over 100 000sqm of floor space on the subject site, well in excess of the 60 000sqm currently permitted and proposed to be maintained, being able to be accommodated.

Heritage

As noted in Section 2.0, the site contains two heritage items, identified in Schedule 5 of the RLEP 2010:

- Item 49, Obelisk - Devlin Street; and
- Item 54, Great North Road, Bedlam Point to Eastwood.

The Obelisk has been located at the rear of the Ryde Civic Hall. The Great North Road follows the alignment of Blaxland Road passing through the subject site.

In addition, there are three heritage items in the vicinity of the site:

- Item 15, Top Ryde Shopping Centre site – 115-121 Blaxland Road, Ryde (Lot 1 in DP 618154);
- Item 16, Masonic Temple (Hall) – 142 Blaxland Road (Lot 3 in DP 86255); and
- Item 17, "Hatton's Cottage" (Cottage) - 158 Blaxland Road, Ryde (Lot P in DP 443304).

It should be noted that the original Top Ryde Shopping Centre was demolished as part of the redevelopment of Top Ryde City Shopping Centre and Council has resolved to remove this item from the Heritage Schedule as part of DLEP 2011.

As the Planning Proposal maintains the existing use of the site and the reinstates built form controls based on the existing development on the Civic Centre site there are no heritage impacts.

4.3.3 Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal provides an opportunity for the civic and government role of the site to be appropriately recognised in its Ryde's LEP and allows Council to manage its assets in line with community expectations.

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4.4 State and Commonwealth interests

4.4.1 Is there adequate public infrastructure for the planning proposal?

There is extensive public utility service infrastructure available in this area which supports the existing civic centres operations and surrounding development, including:

- water;
- sewerage;
- electricity;
- gas;
- telecommunications; and
- transport.

The available infrastructure is expected to be more than adequate to support the continued use of the land for civic and government purposes.

4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Planning Proposal does not raise any issues that are expected to be of concern to any State or Commonwealth public authority.

Any State or Commonwealth authority who is identified in the gateway determination as needing to be consulted, will be consulted following that determination.

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5.0 Mapping

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies and current zoning and height controls are provided in Part 1.1 and 1.2 of this proposal.

Proposed Draft Ryde LEP 2010 Land Zoning Map- Amendment 6 , Height of Buildings Map - Amendment 6 and Ryde Town Centre Precincts Map - Amendment 6 indicating the proposed amendments being sought are provided in Attachment 2.

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6.0 Community Consultation

This section provides details of the community consultation that is to be undertaken on the planning proposal:

The community consultation process to be undertaken for this Planning Proposal is expected to be undertaken in the following manner for a 28 day period :-

- written notice given
 - in the local newspaper circulating in the area,
 - on Council's webpage and
 - to adjoining landowners (where this involves strata's a letter will be sent to the body corporate)
 - to local state government representatives
 - consultations considered necessary by the Department of Planning and Infrastructure with relevant State and Commonwealth authorities
- the written notice will
 - provide a brief description of the objectives and intended outcomes,
 - indicate the land affected,
 - state where the planning proposal can be inspected,
 - indicate the last date for submissions and
 - confirm whether the Minister has chosen to delegate the making of the LEP.
- The following materials will be placed on exhibition: -
 - the planning proposal
 - the gateway determination

A communication/consultation program for the planning proposal is found at **Attachment 3**.

ITEM 6 (continued)

ATTACHMENT 1

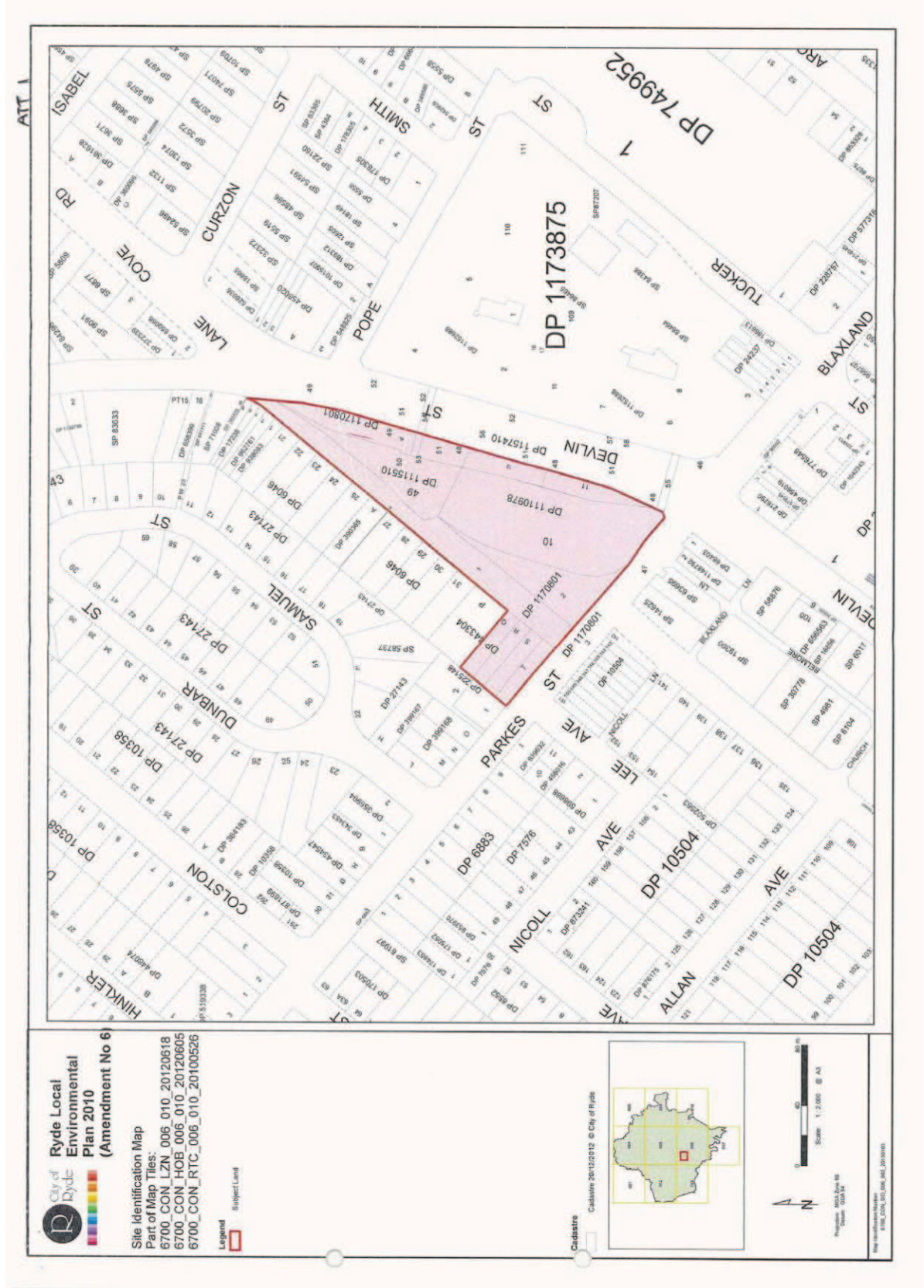
Urban Planning Unit	Planning Proposal for Ryde Civic Precinct	Page 33
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7.0 Project Timeline

1. Planning Proposal presented to Council	12 February 2013
2. Planning Proposal submitted to Gateway	19 February 2013
3. Gateway determination received by Council	15 March 2013
4. Community consultation (28days)	1 April 2013 – 30 April 2013
5. Outcomes of Community consultation Presented to Council	28 May 2013
6. Planning Proposal submitted to DoPI requesting notification on Government website	13 June

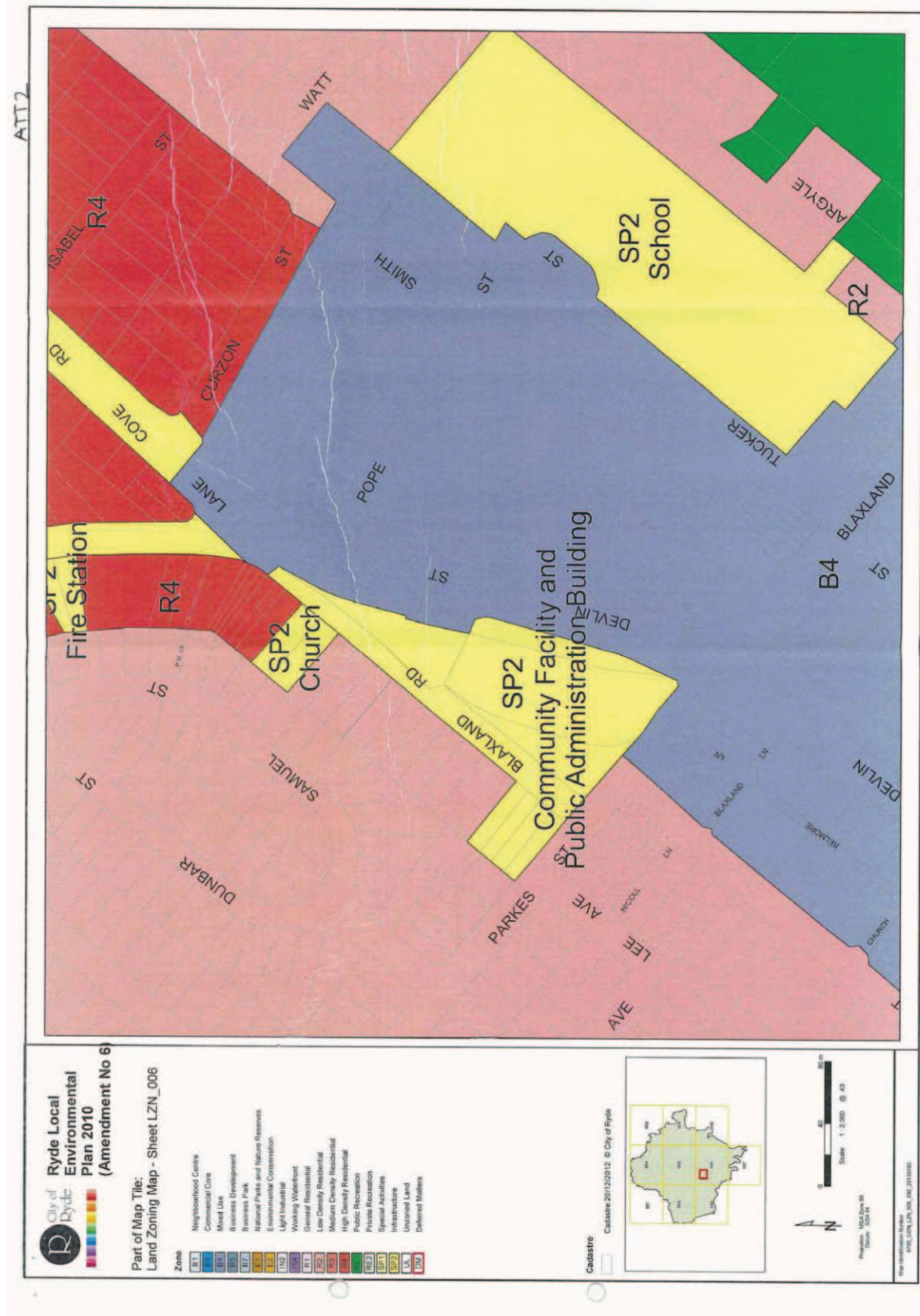
ITEM 6 (continued)

ATTACHMENT 1



ITEM 6 (continued)

ATTACHMENT 1



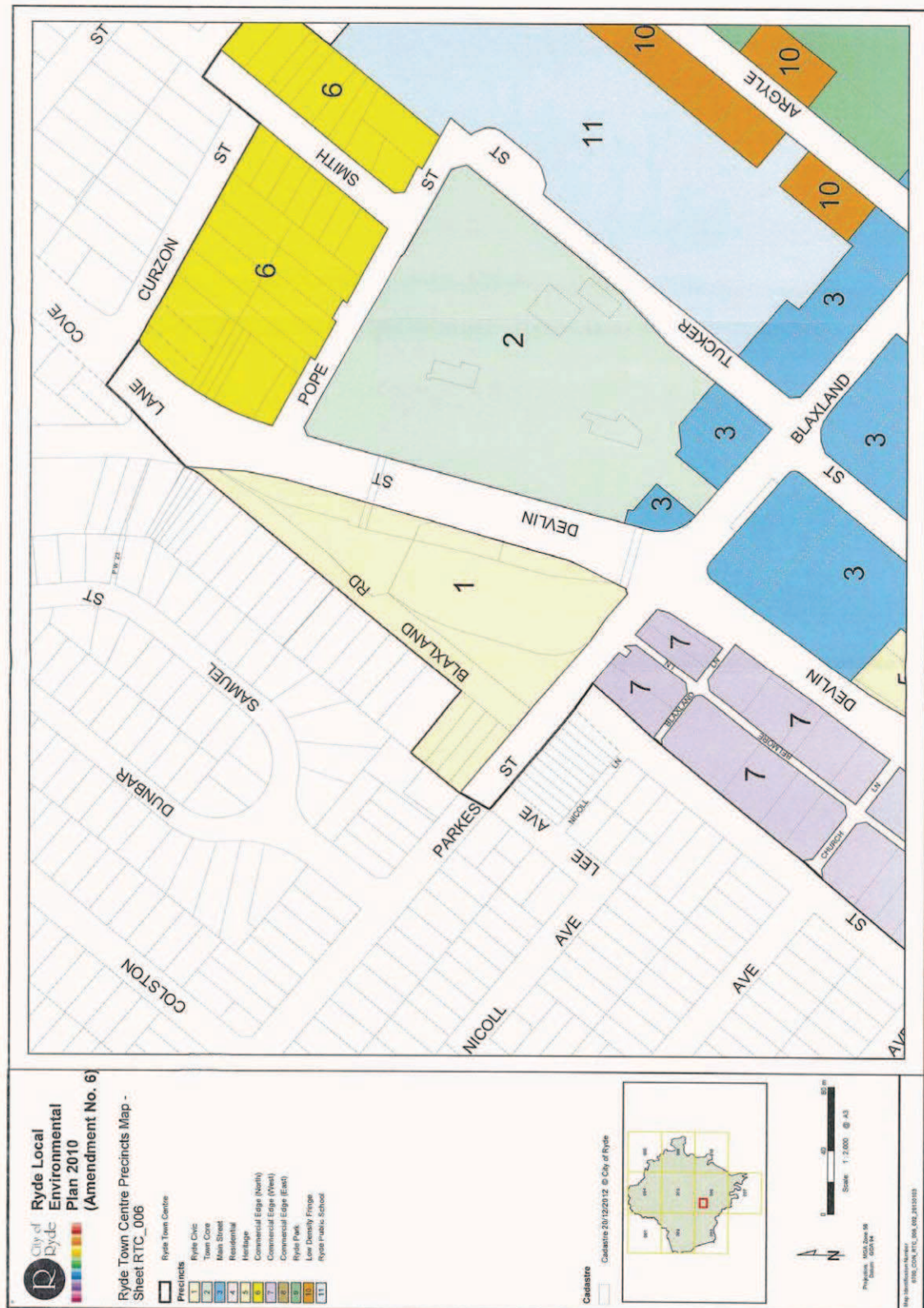
ITEM 6 (continued)

ATTACHMENT 1



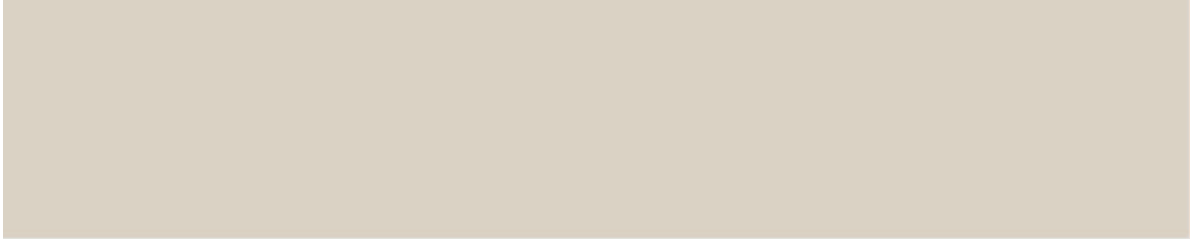
ITEM 6 (continued)

ATTACHMENT 1



ITEM 6 (continued)

ATTACHMENT 1



 City of Ryde
Lifestyle and opportunity @ your doorstep



Engagement Plan
Rezoning of the Ryde Civic Centre Site

ITEM 6 (continued)

ATTACHMENT 1



Aim

This engagement plan details the program of activities that will be used to engage with the Community on the changes to zoning for the Civic Centre site.

Background

At their meeting of 13 November 2012 Council resolved that:

- (a) Council staff immediately develop a project plan to expedite the rezoning of the Civic Centre site back to RL91 with a density of 60,000sq metres and to be zoned SP2 community use through a planning proposal.
- (b) Council staff prepare a list of priority maintenance required at the Civic Centre – using the existing building condition reports. This priority list is to be based on Workplace Health and Safety issues. This list is to be considered in the context of the 4 Year Delivery Plan.
- (c) Council staff prepare an outline of the communications program which will be associated with items (a) and (b).
- (d) Items (a) and (b) be developed using in-house expertise. Any involvement of consultants is to be subject to appropriate tendering processes for those services and only undertaken after consideration and direction from Council on the priority action areas.
- (e) That a further report be provided back to Council to update Council on all actions detailed in parts (a) to (d).

This engagement plan relates to item (a) of the resolution. A separate engagement plan will be developed for item (b).

IAP2 Spectrum of Public Participation

This engagement plan is based on the Spectrum of Public Participation developed by the International Association for Public Participation (IAP2). The spectrum identifies five levels of public participation each with their own goal and promise to the public. A copy of this spectrum is included at the end of this document.



ITEM 6 (continued)

ATTACHMENT 1

Stages of Engagement

The plan details four stages of engagement to be conducted as part of this project. These stages are:

Stage 1: Pre-commencement notification

This stage will commence immediately following the Council resolution to support the planning proposal to be presented on 12 February 2012. At this point the proposal will be forwarded to the Minister for Planning to receive a gateway determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.

Notification will be provided to residents in the vicinity of the Civic Centre (please see attached map) and the broader community of:

- Council's decision to rezone the Civic Centre site
- The submission of the proposal to the Minister for Planning
- Information on the rezoning process and detail (as available) of the public exhibition process

This notification will be via local print media/city view letterbox drop and on Council webpage.

The primary level of public participation for this stage will be *INFORM*

Stage 2: Public Exhibition

This stage will commence following the granting of a gateway determination by the Department of Planning and Infrastructure (DPI). This stage will comprise a mandated public exhibition period, the timeframe of which will be determined but the DPI.

During this stage advertisement of the public exhibition will be undertaken:

- in the local print media,
- on Council's webpage
- by mail or letterbox drop to adjoining landowners (where this involves a strata a letter will be sent to the body corporate)
- in Ryde City View
- in Council/Mayoral column
- by letter to local state government representatives

Members of the community will be invited to provide responses to the planning proposal under consideration.

The primary level of public participation for this stage will be *CONSULT*

Stage 3: Report to Council

Following the conclusion of the public exhibition period a report will be provided to Council. Notification will be provided directly by mail/email to anyone who made a submission to the public exhibition detailing when the matter will be considered by Council.

The primary level of public participation for this stage will be *INFORM*

Stage 4: Notification of Outcome

This stage will commence following the report being presented to Council on the completion of the consultation period. At this point, with Council's approval, a fourth round of communication will be undertaken that will inform the community of:

- feedback received as part of the public exhibition
- outcome of the planning proposal
- future plans for the Civic Centre site (as available)
- planned maintenance at the Civic Centre (as available)

This notification will be via local media/city view Council webpage.

The primary level of public participation for this stage will be *INFORM*

ITEM 6 (continued)

ATTACHMENT 1

**Notification Area For Consultation/Communication Program
Planning Proposal – Ryde Civic Precinct.**



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Boundary of Notification Area

ITEM 6 (continued)

ATTACHMENT 1



IAP2 Public Participation Spectrum

Developed by the International Association for Public Participation

INCREASING LEVEL OF PUBLIC IMPACT

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
Public Participation Goal:	Public Participation Goal:	Public Participation Goal:	Public Participation Goal:	Public Participation Goal:
To provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise to the Public:	Promise to the Public:	Promise to the Public:	Promise to the Public:	Promise to the Public:
We will keep You informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Example Techniques to Consider:	Example Techniques to Consider:	Example Techniques to Consider:	Example Techniques to Consider:	Example Techniques to Consider:
• Fact sheets • Web Sites • Open houses	• Public comment • Focus groups • Surveys • Public meetings	• Workshops • Deliberate polling	• Citizen Advisory • Committees • Consensus building • Participatory decision-making	• Citizen juries • Ballots • Delegated decisions

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