

Mr Sam Haddad
Director-General
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

22 February 2013

Attention: The Regional Director
Sydney Region East

RECEIVED
27 FEB 2013
Director-General

Our Ref: LEP 2012/15/4

Dear Mr Haddad,

Planning Proposal – Ryde Civic Precinct

At its meeting on 12 February 2013, Council considered a report on a planning proposal for the land at 1 -1A Devlin Street and 150 – 156 Blaxland Road Ryde. The land, which is owned by the City of Ryde is known as the Ryde Civic Precinct.

The planning proposal is a request to

Ryde LEP 2010 (Map References)	Current Zone/ Development Standards	Proposed Zone/ Development Standard
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

In response to the planning proposal Council resolved:

- (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.
- (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.

The Planning Proposal, council reports and other material are attached. Should you require more information or have any questions about this matter, please contact Susan Wotton on 9952 8204 or Meryl Bishop on 9952 8228.

Yours sincerely



Dominic Johnson
Group Manager – Environment and Planning

Attachments:

- Copy of officer's report to Council (Extract from Agenda of meeting 12 February 2013 - Item 6)
- Copy of minutes for the officer's report to Council (Official Records Copy: Extract from Minutes of Council Meeting 12 February 2013 - Item 6)
- Planning Proposal for Ryde Civic Precinct
- Community Engagement Plan
- Evaluation Criteria for the Issuing of an Authorisation
- Site Identification Map
- Land Zoning Map (Tile 06)
- Height of Building Map (Tile 06)
- Ryde Town Centre Precincts Map (Tile 06)