

Planning Proposal for 1-1A Devlin Street and 150-156 Blaxland Road Ryde

Proposal Title : **Planning Proposal for 1-1A Devlin Street and 150-156 Blaxland Road Ryde**

Proposal Summary : **The planning proposal aims to:**
1. rezone the land known as the Ryde Civic Precinct from B4 - Mixed Use to SP2 - Community Uses and Public Administration Building;
2. reinstate a maximum height of RL 91 AHD for the Civic Centre site;
3. amend the Ryde Town Centre Precincts Map by renaming Precinct 1 - Civic/ Mixed use to Precinct 1 - Ryde Civic and corresponding Schedule 6 reference.

PP Number : **PP_2013_RYDEC_002_00** Dop File No : **13/04781**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions : **1.1 Business and Industrial Zones
3.1 Residential Zones**

Additional Information : **It is recommended that the planning proposal should not proceed on the basis that the proposal is:**
- inconsistent with section 117 Direction 1.1 - Business and Industrial Zones;
- inconsistent with section 117 Direction 3.1 - Residential Zones.

Council has not adequately addressed these inconsistencies nor demonstrated that a planning proposal is the best means available to achieve the intended outcome: to maintain existing civic and government presence; and to ensure the continued use of the site for community activity and public purposes.

August 2013
The above reasons are still applicable. Although Council provided further information in an attempt to justify the inconsistencies with the S117 Directions, the planning proposal remains inconsistent with the Directions because it reduces the potential of the site to provide employment uses and it reduces the ability of Ryde town centre to provide a variety and choice of housing types, taking advantage of existing infrastructure.

Supporting Reasons : **The planning proposal reflects Council's intention to maintain the existing civic and government presence on the site. Council considers the reduction in employment and residential opportunities on the site to be of minor significance. The Department does not agree and considers the impact of the downzoning and decrease in commercial floor space and residential yield in a well serviced location, within the Ryde town centre, to be substantial.**

Panel Recommendation

Recommendation Date : **05-Sep-2013** Gateway Recommendation : **Rejected**

Panel Recommendation : **The planning proposal should not proceed for the following reasons:**

- 1. The planning proposal removes the ability of the subject land to achieve residential and commercial floor space in the Ryde town centre, close to services and public transport.**
- 2. The planning proposal is not supported by sufficient justification regarding the proposed reduction to residential and commercial floor space in the Ryde town centre.**
- 3. The planning proposal is not considered necessary given the site is owned by Council and currently zoned to permit community and public uses.**

Planning Proposal for 1-1A Devlin Street and 150-156 Blaxland Road Ryde

Signature: _____



Printed Name: _____

Noel McGaffin

Date: _____

11. 9. 13