

Housekeeping amendments to draft Ryde LEP 2014

Proposal Title : Housekeeping amendments to draft Ryde LEP 2014

Proposal Summary : The housekeeping planning proposal (PP) proposes amendments to draft Ryde LEP 2014.

Most of the proposed amendments are supported. The housekeeping planning proposal is also an opportunity to correct errors in draft Ryde LEP 2014 and to update draft Ryde LEP 2014 to reflect submissions to that draft LEP.

The proposed amendments are described in detail in the attached Table 1.

The amendments SUPPORTED involve:

Zones/ precincts:

- _LEP Centres maps
- _Ryde Town Centre precincts map
- _Lot size map
- _Flood planning map
- _IN2 land use table

Clauses:

- _Cl.1.2 Aims of Plan
- _Cl.4.1A Dual occupancy (attached) strata subdivision
- _Cl.4.3A Exceptions to height of buildings
- _Cl.4.5A Density controls for Zone R2 Low Density Residential
- _Cl.4.5B Macquarie Park Corridor
- _Cl.4.6 Exceptions to development standards
- _Cl.6.6 Environmental Sustainability

Sites:

- _11-15 Farm St Gladesville
- _2 Hughes St West Ryde
- _North Ryde Common
- _1 Monash Rd Gladesville
- _391 Blaxland Rd Ryde
- _14-20 Oxford St Gladesville
- _436-484 Victoria Rd Gladesville (as listed in Schedule 1)
- _2 Nile Cl Marsfield

RMS requests:

- _removals from and additions to the Land Reservation Acquisition map
- _Land Zoning map

Heritage:

- _various amendments relating to descriptions, additions and deletions.

The amendments NOT SUPPORTED are:

- Including 'home business' and 'home industry' as permissible uses in the R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential zones.
- Including 'secondary dwellings' as a permissible use in the R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential zones.
- Including 'building identification signs' as permissible in the IN2 Light Industrial zone.
- Amending Clause 6.6 Environmental sustainability in relation to workplace travel plans.
- Zoning, floor space ratio and height amendments to the Ryde Civic Centre site.

- Amending Schedule 1 Additional permitted uses for 131 & 133 Herring Road and 208 Epping Road, Marsfield to permit a 'medical centre'.

PP Number :

PP_2014_RYDEC_001_00

Dop File No :

14/04723

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information :

The planning proposal is supported subject to the following conditions:

1. Community consultation is required under sections 56(2) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal and all associated studies/assessments and reports must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for materials that must be made publicly available as identified in the current Guide to Preparing LEPs.

2. Consultation is required with the following public authority under section 56(2)(d) of the EP&A Act:

- (a) Office of Environment and Heritage
- (b) Transport for NSW
- (c) Department of Health
- (d) Transport for NSW – Roads and Maritime Services

The public authorities are to be provided with a copy of the planning proposal and any relevant supporting material. This public authority is to be given at least 21 days to comment on the proposal, or to indicate that it will require additional time to comment on the proposal. The public authority may request additional information or additional matters to be addressed in the planning proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing.

4. The timeframe for completing the LEP is 12 months from the week following the date of the gateway determination.

5. Council's request for plan making delegations in respect of this planning proposal is supported.

6. Council is to amend the planning proposal to include the additional items listed in Table 1.

Supporting Reasons :

The amendments SUPPORTED by the Department are supported because:

- 1. It builds upon the mandatory Standard Instrument Aims and Zone objectives and

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reflects the feedback received during exhibition and Council's internal review of the draft LEP, and addresses outstanding agency submissions.

2. It is consistent with Council's own strategic plans and the NSW strategic planning framework.

3. It makes minor changes, corrects errors and updates DLEP 2014 in line with recent Council studies and resolutions.

The amendments NOT SUPPORTED by the Department are not supported either because:

1. the amendments do not have strategic planning merit;

2. the amendments are already subject of a separate planning proposal;

3. the amendments are not required because they are already covered by State Environmental Planning Policies; or

4. the amendments have been made as post-exhibition changes to DLEP 2014 by the Department.

Panel Recommendation

Recommendation Date : 08-May-2014

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The planning proposal should proceed subject to the variations as outlined in the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the planning proposal consistent with the below:

- remove the proposal to permit 'secondary dwellings' in various residential zones;
- remove the proposed requirement for workplace travel plans from Clause 6.6 'Environmental Sustainability';
- zone land at 14-20 Oxford Street, Gladesville to R2 Low Density Residential, with a maximum building height of 9.5m and maximum floor space ratio of 0.5:1;
- permit 'business premises' and 'office premises' as an additional permitted use on land at 436-484 Victoria Road, Gladesville and remove the reference to 'commercial premises' from the Schedule 1 item;
- rezone land at 2 Nile Close, Marsfield to SP2 Infrastructure (Classified Road) and add this site and land at 283 Vimiera Road, Marsfield to the Land Reservation Acquisition Map;
- remove land at 607-623 Victoria Road, Ryde and 157 Balacava Road, Macquarie Park from the Land Reservation Acquisition Map;
- amend the description of heritage item 156 for land at 958 Victoria Road, West Ryde to 'House (Former engineer's residence),' within Schedule 5 Environmental Heritage of Council's draft LEP; and
- remove the proposal to rezone the 'Ryde Civic Precinct' to SP2 Infrastructure and amend applicable development standards.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- Transport for NSW
- NSW Health
- Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

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4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Plan making delegation:

Council has requested plan making delegation for this proposal. Council should be issued with plan making delegation.

Signature:



Printed Name:

TROY LOVEDAY

Date:

26/05/14