

LEP 2013 | HOUSEKEEPING CHANGES

COMMUNICATIONS PLAN FOR EXHIBITION OF PLANNING PROPOSAL



INTRODUCTION

The Community Engagement unit have worked closely with the Urban Planning Unit to develop a draft communications strategy that aims to ensure the myriad of proposed changes under the "House Keeping Planning Proposal" are communicated to all of the appropriate stakeholders.

The Urban Planning Unit provided a comprehensive breakdown of all of the proposed housekeeping changes. The Community Engagement Unit understands that these include:

- Changes relating to specific land parcels
- Broad policy changes that affect much of the Local Government Area
- Administrative changes

The Community Engagement unit have prepared, in conjunction with the Urban Planning Unit a communication matrix which identifies

- The issue / proposed amendment
- Relevant stakeholders
- Proposed methods of communications
- Reasoning for choice of communication and identified stakeholders

The matrix attached has been prepared as supporting documentation to the Council report in order to provide assurance that all relevant stakeholders have been considered, and to demonstrate clearly through the matrix attached, that Council has prepared a comprehensive strategy to support any / all accepted amendments.

All communication channels identified in the attached matrix are supported by an overarching communications plan which will include:

- Printing adverts in the local newspapers to announce and key changes
- Providing a more detailed summary of all changes on Council's website

NB:

- please note that where the matrix refers to properties it will be the property owners based on Council's records within TechOne
- Also where a property is a multi-unit dwelling the Body Corporate will be notified in line with Council's previous communications approach

Property	AMENDMENT	STAKEHOLDER	COMMUNICATION METHOD
1 Ryde Civic Precinct	Amend LEP to reflect controls proposed within the Planning Proposal for the Ryde Civic Precinct to LEP 2010.	➤ Councillors ➤ Residents of the City of Ryde	Council report once outcome is known Letter sent directly to all residents previously advised of the planning proposal to amend LEP 2010. This approach is to ensure that Council 'closes the loop' in relation to this matter and that all community members who were previously advised
2 Macquarie Park Corridor	Add a clause <i>Macquarie Park corridor – Serviced Apartments in Zone B3 Commercial core</i> prohibiting the strata subdivision of serviced apartments	➤ Landowners in B3 commercial zone	Letter sent directly to all properties in B3 commercial zone to advise Correspondence in line with specificity of change, impacting a small specific group of stakeholders
3 131 & 133 Herring Road and 208 Epping Road	Add to <i>additional permitted uses</i> - Development for the purposes of a medical centre	➤ Surrounding residents to properties	Letters sent to surrounding residents as per the catchment area highlighted in the attached map The notification area will be determined on the basis of those surrounding the site that could be impacted by the proposed amendment
4 All dual occupancies	Amend clause (4.3(2c)) so that the maximum height for dwelling housing and dual occupancy development do not have frontage to a street, is 5m	➤ Any future developer of a dual occupancy	To be communicated via the website in line with all other approved changes
5 All commercial properties in IN2 Light Industrial Zone	'Wholesale supplies, Building identification signs and recreation facility (indoor) be added to uses permitted in IN2 zone	➤ Any owner of commercial properties in IN2 Light industrial zone	To be communicated via the website in line with all other approved changes
6 Town Centres of: Ryde / West Ryde/Gladesville	Amend LEP 2013 Centres Map	This amendment is an administrative change only	To be communicated via the website in line with all other approved changes

Property	AMENDMENT	STAKEHOLDER	COMMUNICATION METHOD
7 391 Blaxland Road Ryde	Amend LEP 2013 and Land Zoning Map and Floorspace Ratio Map to R2 and 0.5:1	➤ Landowner	Direct communication with landowner via letter
8 St Michael's Church & School, Hughes St, Meadowbank	Amend LEP 2013 Land Zoning Map to SP2 Educational Establishment and Place of public worship	➤ Landowner	Direct communication with landowner via letter
9 North Ryde Common	Amend LEP 2013 Land Zoning Map from SP2 to RE1	➤ Landowner	Direct communication with landowner via letter Information to be placed on Council's website.
10 Vimiera Road	Amend LEP 2103 Land reservation Map in line with RMS requested boundary changes. The land on Vimiera Rd to be highlighted to DoPI for their consideration	➤ RMS ➤ Newly affected landowners	Once changes are confirmed with RMS, direct communication with the affected stakeholders via a letter will be undertaken
11 Home Businesses and Home Industries	Home Industries and Home Businesses be added as permitted use with Council consent to in the R2, R3, R4 zones	Residents of the City of Ryde	To be communicated via the website in line with all other approved changes
12 Home based child care centres	Where currently permitted without consent in the land use table, be amended to development permitted with consent.	➤ Future applicants for home based childcare centres ➤ Rural Fire Service	Communicated through the website with all approved amendments Will be communicated on a case by case basis to future proponent for development applications.
13 Admin related: Signage related	An addition to Schedule 2 Exempt Development Signage Temporary – that it must not be illuminated	This amendment is an administrative change only.	To be communicated via the website in line with all other approved changes



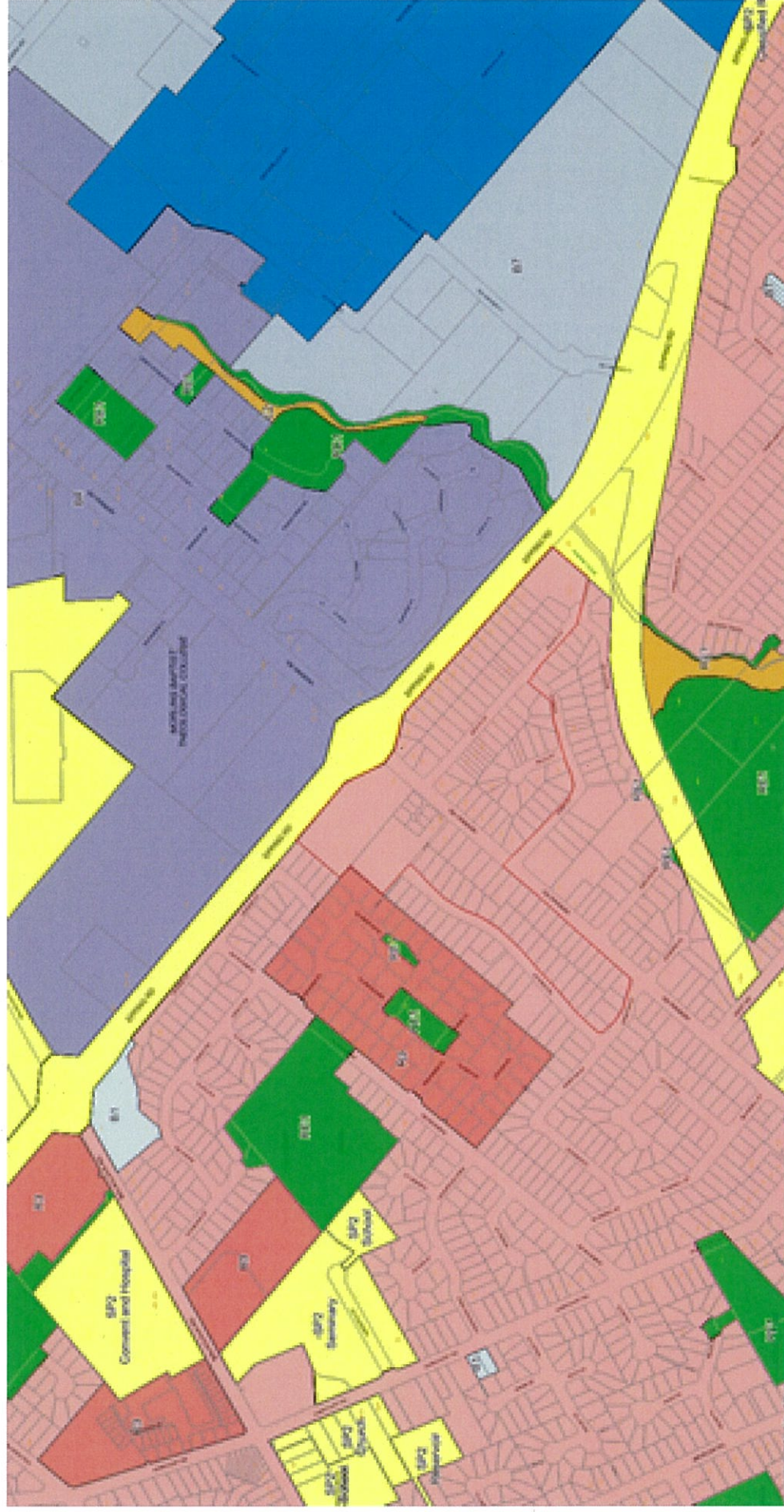
Property	AMENDMENT	STAKEHOLDER	COMMUNICATION METHOD
14 Admin related: Macquarie Park Corridor	Item 4.5Bc be expanded to read "to encourage greater public transport and active transport options"	This amendment is to improve clarity in the interpretation of the clause	To be communicated via the website in line with all other approved changes
15 Admin related: Macquarie Park Corridor	Amend Clause 1.2.(2)(f) to read "to improve the access to the city, minimise vehicle kilometres travelled, facilitate the maximum use of public transport and encourage walking & cycling"	This amendment is to improve clarity in the interpretation of the clause	To be communicated via the website in line with all other approved changes
16 All of LGA	Clause 6.6(f) – Environmental Sustainability be expanded to read "transport initiatives to reduce car dependence such as providing bicycles and pedestrian facilities, car share, carpool/ small vehicle parking spaces and public transport information and the development of a workforce travel plan"	This amendment is to improve clarity in the interpretation of the clause	To be communicated via the website in line with all other approved changes
17 1 Monash Road Gladesville	Amend <i>Floor Space Ratio Map</i> to bring in line with Ryde LEP 2010 Floor Space Ratio Map	➤ Landowner	Direct communication with landowner via letter
18 Ryde Town Centre	Update the 2013 Ryde Town Centre Precinct Map to include additional area as identified in Draft DCP 2011 – Part 4.4 Ryde Town Centre	This amendment is an administrative change only	To be communicated via the website in line with all other approved changes

Property	AMENDMENT	STAKEHOLDER	COMMUNICATION METHOD
19 Admin Change: Lot Size Maps	Amend LEP 2013 Lot Size Map to delete all areas from the map which are not zoned residential in the land zoning map	This amendment is an administrative change only	To be communicated via the website in line with all other approved changes
20 Admin Change: Developments	Amend controls for signage in <i>Schedule 2 Exempt Development</i> (real estate sign for residential site)	This amendment is an administrative change only	To be communicated via the website in line with all other approved changes
21 Admin change: R2 Low Density Residential	Amend "Clause 4.5A(b) <i>Density Controls for Zone R2 Low Density Residential</i> by deleting reference to access to provide open space in multi dwelling housing	This amendment is an administrative change only	To be communicated via the website in line with all other approved changes
22 36 Hillview Rd Eastwood	Amend Schedule 5 Environmental Heritage with respect to Item I204 to ensure the entire building is listed as heritage item.	➤ Landowner	Direct communication with landowner via letter
23 Admin change: Macquarie Park Catchment Area	Amend <i>Flood Planning Area Map</i> to include Macquarie Park catchment area	This amendment is an administrative change only	To be communicated via the website in line with all other approved changes
24 Bennelong potential grave site	Amend <i>Schedule 5 Environmental Heritage Schedule and LEP 2013 Heritage Map</i> to include Bennelong's potential gravesite a potential archaeological item	Residents of Ryde	Letters to adjoining landowners - 14,16,18,21,25,27 Watson St Putney

Property	AMENDMENT	STAKEHOLDER	COMMUNICATION METHOD
25 Dual Occupancy: Torrens Titling of Dual Occupancy	Amend to permit Torrens titling of dual occupancy (attached) developments resulting in lots of minimum 290sqm and 10m road frontage	City of Ryde Residents	To be communicated via the website in line with all other approved changes
26 11 – 15 Farm St Gladesville	Amend to B4 zoning, FSR 1.15:1 and height of 9.5m for 19m from front property boundary	Residents in and around the properties	All landowners within 100m radius of property
30 R1, R2, R3, R4 zones	Amend to permit secondary dwellings	Residents of the city	To be communicated via the website in line with all other approved changes

Area of notification

131 & 133 Herring Rd and 208 Epping Rd Marsfield



Area to be notified identified in red

