



Planning Proposal to amend Macquarie Park Corridor car parking controls

Proposal Title : Planning Proposal to amend Macquarie Park Corridor car parking controls

Proposal Summary : The objectives of this planning proposal is to make minor amendments to Ryde LEP 2014 and remove Macquarie Park Corridor car parking controls.

PP Number : PP_2016_RYDEC_004_00 Dop File No : 16/09906

Proposal Details

Date Planning Proposal Received : 22-Jul-2016 LGA covered : Ryde
Region : Metro(CBD) RPA : Ryde City Council
State Electorate : RYDE Section of the Act : 55 - Planning Proposal
LEP Type : Policy

Location Details

Street : 14-58 Delhi Road
Suburb : Macquarie Park City : Ryde Postcode : 2113
Land Parcel :
Street : 3 Plassey Road
Suburb : Macquarie Park City : Ryde Postcode : 2113
Land Parcel :

DoP Planning Officer Contact Details

Contact Name : Tegan Park
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RPA Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub
Regional Strategy :

Consistent with Strategy :

MDP Number :

Date of Release :

Area of Release (Ha)
:

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Have there been meetings or
communications with
registered lobbyists? : **No**

If Yes, comment :

Supporting notes

Internal Supporting Notes : **Macquarie Park corridor is a specialised commercial precinct that provides employment for 39,000 people and more than 30,000 students attend Macquarie University. The corridor is bounded by the M2 Motorway, Epping Road and Delhi Road.**

The proposal affects car parking rates in Macquarie Park, Ryde. Parking rates for Macquarie Park are currently contained in Ryde LEP 2014. Parking controls are usually contained in an LEP rather than a DCP. It does not form a part of the Standard Instrument LEP and all other parking controls for Ryde are in the Ryde DCP 2014. Ryde Council had previously received advice from the Department to remove parking controls from the LEP.

The proposal is supported because transferring parking controls from Ryde LEP to DCP allows Council to make necessary parking rate changes without having to submit individual planning proposals. This is a more effective way of implementing Council's strategy to reduce private vehicle dependency and address any congestion issues in Ryde.

External Supporting Notes : **Council supports this planning proposal because it:**

- aligns Ryde LEP 2014 with the Standard Instrument LEP;
- creates consistency between all parking controls contained in the Ryde DCP 2014;
- will enable the implementation of parking studies; and
- corrects existing anomalies.

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The proposal seeks to amend Ryde Local Environmental Plan (LEP) 2014 by removing parking controls for Macquarie Park Corridor from the Ryde LEP 2014 and inserting them into the Ryde Development Control Plan 2014 (DCP).**

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The intended outcome of this proposal is to:

- Remove parking rate controls from the Ryde LEP;
- Align Ryde LEP with the Standard Instrument LEP;
- Create consistency between the car park requirements with all other development parking controls the Ryde DCP;
- Enable incremental changes to parking requirements to be implemented, in line with recommendations in the Macquarie Park Parking Rates Study; and
- Correct existing anomalies.

This is considered adequate.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : The proposal seeks to:

- Delete maps MPP_004, MPP_005, MPP_008 and MPP_009;
- Amend map CEN_009 to include 14-58 Delhi Road and 3 Plassey Road, Macquarie Park Corridor;
- Amend Clause 4.5B Macquarie Park Corridor by deleting subclause (1), (2) and (4b); and
- Delete the definition of Macquarie Park Corridor Parking Restriction Map.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA : 1.1 Business and Industrial Zones
3.4 Integrating Land Use and Transport
* May need the Director General's agreement 7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

- A Plan For Growing Sydney
- Section 117 Directions and SEPPS

A PLAN FOR GROWING SYDNEY

The planning proposal is of low impact and generally consistent with A Plan for Growing Sydney. It will not hinder the application of the plan.

SECTION 117 DIRECTIONS AND SEPPS

The planning proposal is considered generally consistent with all SEPPS and Section 117 Directions.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The planning proposal includes an extract from both the current and proposed maps.
All mapping is considered adequate.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Ryde Council have identified a 28 day exhibition period.

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As the proposal is of low impact, a 14 day consultation period is considered adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons : **There are no additional Secretary's Requirements (formerly Director General's Requirements).**

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The proposal is considered adequate.**

Proposal Assessment

Principal LEP:

Due Date : **September 2014**

Comments in relation to Principal LEP : **The Ryde LEP 2014 was notified in September 2014.**

Assessment Criteria

Need for planning proposal : **The planning proposal is based on a study by Bitzios Traffic Consulting on car park controls in Macquarie Park Corridor.**

Moving the controls from Ryde LEP 2014 to Ryde DCP is the most effective way to amend parking controls for the corridor. If the controls are not removed from the LEP, each change to parking controls would require an individual planning proposal to be submitted.

Bitzios Traffic Study provides a comprehensive approach to reducing dependency on private transport through reducing car parks per square metre in areas frequently serviced by public transport. The study aims to meet Ryde Council's target for 70% Private Vehicle Mode Share Target by 2031.

The amendment is adequately justified. Clause 4.5B(1) Macquarie Park Corridor - Off street car parking controls does not form a part of the Standard Instrument LEP and all other parking controls are contained in the Ryde DCP. Removing parking controls from the LEP will enable Council to meet Private Vehicle Mode Share target for 60-70% in accordance to the Macquarie Park Parking Rates Study.

A planning proposal is the only means of making the amendments to the Ryde LEP 2014.

Consistency with strategic planning framework :

A PLAN FOR GROWING SYDNEY

The planning proposal is of low impact and generally consistent with A Plan for Growing Sydney. It will not hinder the application of the plan.

CITY OF RYDE 2021 COMMUNITY STRATEGY PLAN

The proposal is consistent with City of Ryde 2021 community strategy plan. The strategy aims to encourage environmentally friendly transport options and improve traffic congestion in the Macquarie Park Corridor. Removing the Macquarie Park Parking Controls from the LEP will enable Ryde Council to amend parking controls and encourage the use of alternate transport through DCP controls.

LOCAL PLANNING STUDY

The proposal is consistent with Council's Local Planning Study 2010. Improving parking management and controls, reducing car dependency and encouraging alternate forms of transport were key aspects of the study. The planning proposal will help Council achieve the intended planning outcome in Ryde.

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Environmental social
economic impacts :

ENVIRONMENTAL

There are no known critical habitats or threatened species, populations or ecological communities, or their habitats affected by the planning proposal.

The planning proposal could have a positive environmental impact. The proposal enables Council to create disincentives to drive to the Macquarie park area. Reducing the number of car parks in Macquarie Park would ease traffic congestion on local and surrounding roads and reduce emissions through encouraging the use of alternate transport in the precinct.

ECONOMIC

The planning proposal suggests no economic impacts, but the Macquarie Park Parking Rates Study focuses on reducing car spaces in areas frequented by, or in close proximity to, public transport. Ensuring viable transport is available will mitigate any unforeseen economic impacts of the proposal.

SOCIAL

The planning proposal could have a positive social impact. The proposal aims to reduce private car trips in the Macquarie Park Precinct and encourage alternate transport uses. Creating incentives for public transport benefits the broader community as car emissions are reduced and traffic conditions in the area will be improved.

It should be noted that there are limited commuter car parking spaces in the surrounding areas. The existing public transport networks are also poorly connected to other Northern Suburbs. A transport and traffic assessment is being conducted as a part of the strategic review of Macquarie Park.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Transport for NSW**
Transport for NSW - Roads and Maritime Services

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

Metropolitan and Regional Strategy

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Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal - Ryde City Council - Macquaire Park Centre car parking.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones**
 3.4 Integrating Land Use and Transport
 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

- 1. The planning proposal be publicly exhibited for a period no less than 14 days.**
- 2. Council is to consult with:**
 - Roads and Maritime Service**
 - Transport for NSW**
- 3. A public hearing is not required.**
- 4. The planning proposal is to be finalised within 6 months from the date of the gateway determination.**

Supporting Reasons : **The planning proposal seeks to amend current inconsistencies. The changes will assist more effective delivery of parking controls in the Ryde Local Government Area.**

The amendments are SUPPORTED because:

- 1. It is consistent with Council's own strategic plans and the NSW strategic planning framework;**
- 2. It makes updates the Ryde LEP 2014 to implement findings from the Macquaire Park Parking Rates Study; and**
- 3. The proposal will ensure Ryde LEP 2014 aligns with the Standard Instrument LEP.**

The proposal is recommended for approval if the gateway conditions are met by Council.

Signature:



Printed Name:



Date:

