

Planning Proposal for 461-495 Victoria Road, Gladesville

Proposal Title : **Planning Proposal for 461-495 Victoria Road, Gladesville**

Proposal Summary : **To rezone land at 461 - 495 Victoria Road, Gladesville by making the following amendments to Ryde Local Environmental Plan 2010: Clause 4 of Schedule 1 - to introduce additional permitted land uses; and, Height of Building Map 06 - to implement maximum RLs.**

PP Number : **PP_2013_RYDEC_001_00** Dop File No : **13/01580**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
6.3 Site Specific Provisions**

Additional Information : **Proceed with the Planning Proposal subject to the following conditions:**

(1) Public exhibition period of 28 days;

(2) Completion period of 9 months;

The RPA should be advised that:

(1) Consultation with Transport for NSW - Roads and Maritime Service is required.

(2) Dependent upon the publication date of the draft SI LEP, the planning proposal shall amend the Ryde LEP 2010 or draft Ryde LEP 2011;

(2) The planning proposal is consistent with relevant s117 Directions: 1.1 Business and Industrial Zones; and 6.3 Site Specific Provisions.

(3) The planning proposal is consistent with all other s117 Directions and council need not address these directions further.

Supporting Reasons : **It is recommended that the Director General or his delegate be satisfied that the proposal can proceed on the basis that: the additional permitted uses will positively contribute towards economic development and job creation with the Ryde local government area; and, the building height controls proposed will result in new buildings that connect and interact with the existing built environment.**

Panel Recommendation

Recommendation Date : **31-Jan-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. Council's proposed provision to include 'bulky goods premises', 'garden centre' and 'hardware and building supplies' as additional permitted uses on land at 461-495 Victoria Road, Gladesville is not supported and should be removed from the planning proposal. Council is to zone the site B5 Business Development or another appropriate business zone to permit the above mentioned land uses. Council is to amend the planning proposal and mapping to reflect the above approach prior to proceeding to public exhibition.**
- 2. Prior to undertaking public exhibition, Council is to amend the 'explanation of provisions' within the planning proposal to include advice on the changes proposed to be made to draft Ryde LEP 2011, in the event the draft LEP is notified prior to the making of this planning proposal.**

3. 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 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 4.5 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012).

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

- Transport for NSW – Roads and Maritime Services

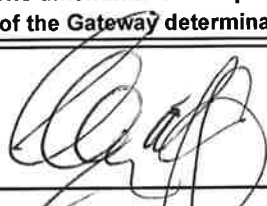
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may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

5. 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).

6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:

Printed Name:



Neil McGiffin Date: 25.2.13.