

PLANNING PROPOSAL FORM

Made under the *Environmental Planning and Assessment Act 1979*



Lifestyle and opportunity
@ your doorstep

About this form

Use this form to lodge a Planning Proposal to amend the Ryde Local Environmental Plan (LEP) 2014, which may include associated amendments to the Ryde Development Control Plan (DCP) 2014. This is a public document and may be made available to the community upon request.

How to lodge this form

This form is in seven (7) parts. Please ensure all fields have been filled out to avoid any delays in processing your proposal. Once completed, this form must be submitted as part of a Planning Proposal package in person by appointment at the Ryde Planning and Business Centre, 1 Pope Street, Ryde (corner Pope and Devlin Streets, within Top Ryde City shopping centre).

Essential information: Before you begin, ensure that you read the Planning Proposal Application Information Sheet at www.ryde.nsw.gov.au/planningproposals

Please note that a Planning Proposal pre-lodgement meeting must be conducted prior to lodging your Planning Proposal.

You can make an appointment for a Planning Proposal pre-lodgement meeting or to lodge a Planning Proposal online at www.ryde.nsw.gov.au/bdas or by contacting the Ryde Planning and Business Centre on 9952 8222.

PART 1 : APPLICANT DETAILS The applicant is the person lodging the form and the main point of contact for the proposal.

Company / Organisation <small>If applicable</small>	NORTH RYDE RSL COMMUNITY CLUB LIMITED		
Title	<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Other		
Given Name	DAVID	Family Name	HYNES
Address	c/- MICHAEL OLIVER, ETHOS URBAN, 173 SUSSEX STREET		
Suburb	SYDNEY	Postcode	2000
Postal Address <small>If different from above</small>			
Suburb		Postcode	
Preferred contact	<input checked="" type="checkbox"/> Mobile <input type="checkbox"/> Phone <input type="checkbox"/> Email		
Mobile	0418688844	Phone	
Email	d.hynes@winstonlangley.com.au		

PART 2 : LOCATION OF THE PROPERTY Please provide details for all properties relevant to the proposal.

Street Address	146 VIMIERA ROAD		
Suburb	MARSFIELD	Postcode	2122
Lot No./DP/SP	7/1046532		

OFFICE USE ONLY	Total amount paid \$		Trim ref	
	PP Reference		Receipt number	
	Payment received by		Signature	
			Date	

PART 3 : OWNERS CONSENT

It is requested that every registered owner of the land sign this form.

Number of owners

1

Name of owner 1

NORTH RYDE RSL COMMUNITY CLUB LIMITED

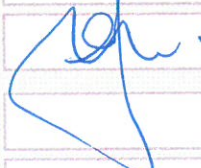
Owners address

27-41 MAGDALA ROAD, NORTH RYDE NSW 2113

Business Phone /
Mobile

(02) 9888 7588

Signature



Date

Name of owner 2

Owners address

Business Phone /
Mobile

Signature

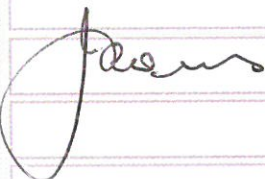
Date

Name of all
other owners

Owners addresses

Business Phone /
Mobile

Signatures



Date

PART 4 : PLANNING PROPOSAL DETAILS

Description of the proposed amendment(s) to the planning controls.

PLANNING PROPOSAL TYPE

☐ Admin (Low impact proposals)

- No rezoning is proposed and/or
- No change to the development standards
- Clarifications and corrections to errors (e.g. typographical) OR
- Low impact changes as determined by Director, City Planning and Environment. May include:
 - Changing the wording of a clause
 - Adding or removing a permissible land use within a zone or applicable to the site.

☐ Minor (Low to medium impact proposals)

- Rezoning is proposed (i.e. Land use changes such as Special Uses to the surrounding predominant land use zone or to reflect the current land use)
- Amendments to the development standards or an amendment to RLEP clause consistent with the surrounding predominant development standards or the existing built forms.

PART 4 : PLANNING PROPOSAL DETAILS (CONT.)

☐ **Major** (High impact proposals)

- Rezoning is proposed (i.e. Land use)
- Development standards (such as FSR and Height) are proposed to be changed that may result in increased demand for infrastructure (road improvements, community facilities and so on).

☒ **Complex** (High impact proposals)

- Rezoning is proposed (i.e. Land use)
- Development standards (such as FSR and Height) are proposed to be changed resulting in population growth and increased demand for infrastructure (road improvements, community facilities etc.)
- High impact as determined by Director, City Planning and Environment. May involve:
 - More than one site/more than one proponent
 - Require extensive community consultation
 - Liaison with TfNSW and other government agencies or adjacent Councils
 - Non-compliance with strategic framework i.e. Ryde LSPS, North District Plan.

Does the Planning Proposal require a site-specific DCP or an amendment to the Ryde DCP 2014? ☒ Yes ☐ No

Please tick all amendments to the Ryde LEP 2014 proposed in the Planning Proposal:

☒ Zoning

☐ Floor Space Ratio (FSR)

☐ Heritage

☒ Height of Building

☒ Additional Permitted Uses

☐ Minimum Lot Size

☐ Other

Please provide a brief description of the proposed amendments to the Ryde Local Environmental Plan 2014 (e.g. proposed zoning change, extent of proposed changes to development standards, etc.):

Proposed rezoning from RE2 Private Recreation to part R2 Low Density Residential and part RE1 Public Recreation, introduce height development standard (none existing) of 9.5 metres for the portion of site proposed to be zoned R2, introduce additional permitted uses via LEP Schedule 1 to permit attached dwellings and semi-detached dwellings.

If applicable, please provide a brief description of the proposed development control plan provisions (e.g. description and scope of what the draft DCP aims to achieve):

For later submission (late-May) per agreement with Council to address matters set out in Council correspondence dated 31 March 2022.

PART 5 : PLANNING PROPOSAL PRE-LODGEEMENT MEETING

Has a Planning Proposal pre-lodgement meeting been conducted relating to this Planning Proposal? ☒ Yes ☐ No

Meeting Date 22 March 2022

Responsible Strategic Planning Officer Naomi L'Oste-Brown

Note: A Planning Proposal pre-lodgement meeting is required prior to preparing and submitting a Planning Proposal. A copy of the Council correspondence in response to the meeting must also be provided with this application.

PART 6 : PLANNING PROPOSAL REQUIREMENTS CHECKLIST

Matters for consideration are on a case by case basis. The Planning Proposal package must include, but is not limited to, the information listed below depending on the complexity, nature, and context of the Planning Proposal.

Please ensure that you provide three (3) paper copies and one (1) electronic copy of all plans and documentation that is relevant to your application.

INFORMATION TO BE SUBMITTED

		OFFICE USE ONLY	
1)	COMPLETED APPLICATION FORM	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
2)	APPLICATION FEE – additional fees apply if a DCP amendment is required (Refer to Council's Fees and Charges Schedule for current financial year)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
3)	OWNER'S CONSENT (All owners)*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
4)	DESCRIPTION OF THE SUBJECT LAND/PROPERTY AND THE LOCALITY	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
5)	COUNCIL CORRESPONDENCE IN RESPONSE TO THE PP PRE-LODGEEMENT MEETING	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6)	A PLANNING PROPOSAL REPORT which includes and addresses the mandatory components indicated in the Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.a)	Objectives and intended outcomes of the planning proposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.b)	An explanation of the provisions that are to be included in the Ryde Local Environmental Plan (LEP) 2014	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.c)	Justification and process for implementation for proposed amendments and outcomes (including compliance assessment against relevant Section 9.1 Ministerial Directions; justification that the proposal is the best means of achieving the desired outcomes; consideration of alternative options; and consideration of relevant state, regional, and local planning strategies)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.d)	Draft amended LEP mapping of current and proposed statutory change	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.e)	Proposed community consultation (Including consultation with any relevant government agencies)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.f)	Site Plan drawn to scale (with North point clearly shown) indicating physical features such as trees, topography, existing buildings, and all adjoining properties and/or buildings	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.g)	Detailed analysis of the site and surrounding locality identifying any relevant significant issues that need to be addressed in considering the planning proposal (e.g. site constraints and other development barriers)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.h)	Photos/photomontage of the site and surrounding area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.i)	Relevant plans and concept drawings demonstrating the proposed amendments	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.j)	Explanation of any intended activities for the site if the planning proposal is successful and their potential impacts on the surrounding area (e.g. traffic and parking, noise, solar access, privacy, etc.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.k)	Details of substantial public benefit that would result from the planning proposal (e.g. public domain improvements, provision of public open space, community facilities, affordable housing, etc.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.l)	Draft site-specific development control plan*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7)	RELEVANT ENVIRONMENTAL IMPACT STUDIES which may include the following (Depending on complexity of planning proposal and nature of issues):	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.a)	Urban Design Analysis (Including building mass/shadow diagrams)		<input type="checkbox"/> Yes <input type="checkbox"/> No
7.b)	Development Yield Analysis (Potential residential yield & employment generation)*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.c)	Transport & Accessibility Study (including parking, pedestrian, and traffic)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.d)	Commercial/Retail Viability Analysis/Economic Impact Report*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.e)	Flood Study*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.f)	Site Contamination (in accordance with SEPP 55)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.g)	Bushfire Hazard*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.h)	Water Quality*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.i)	Acid Sulphate Soil*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.j)	Heritage Impact*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.k)	Acoustic Report*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.l)	Other relevant miscellaneous studies*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No

* May be required/requested as determined by relevant planning authority.

PART 7 : DECLARATION

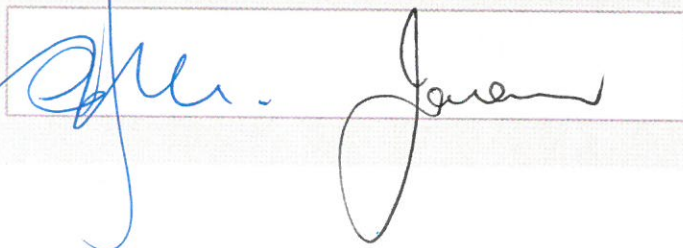
Have you or any person with a financial interest in the application made any donations in the last two (2) years to any of Council's elected representatives or their political parties?

☐ Yes If yes, Please complete a Political Donations and Gifts Disclosure Form ☐ No

Declaration

- I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.
- I understand that if the information is incomplete the application may be returned, delayed, rejected or more information may be requested.
- I acknowledge that if the information provided is misleading any approval granted 'may be void'.
- I have submitted all plans, forms and documentation as outlined in the checklist in Part 6.

Signature (s)



Date

