

Meeting Date: Tuesday 12 March 2013
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

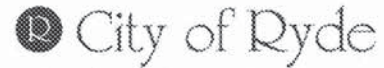
ATTACHMENTS FOR Council Meeting

Item		Page
4	DRAFT RYDE LEP 2011- OPEN COMMUNITY WORKSHOP	
	Attachment 1 Attachment 1 Record of Public Meeting & Summary of Proposed Actions.....	2
	Attachment 2 Attachment 2 - Amendments to DLEP 2011	8
	Attachment 3 Attachment 3 - Planning Proposal Amendments to DLEP 2011	9
	Attachment 4 Attachment 4 - Development of DLEP 2011 and Summary of Speakers comments - 24 July and 11 December 2012.	16
6	ELECTRIC VEHICLES STUDY FOR CITY OF RYDE 2012	
	Attachment 1 Electric Vehicles within the City of Ryde Final Report	43
7	CODE OF MEETING PRACTICE	
	Attachment 1 Code of Meeting Practice - 2013 - for Council - Under Separate Cover.....	120
8	POLICY ON THE PAYMENT OF EXPENSES AND PROVISION OF FACILITIES FOR THE MAYOR AND OTHER COUNCILLORS	
	Attachment 1 Further Draft February 2013 - Policy on the Payment of Expenses and Provision of Facilities for the Mayor and Other Councillors (Under Separate Cover)	209

ITEM 4 (continued)

ATTACHMENT 1

**ATTACHMENT 1
RECORD OF PUBLIC MEETING:**



Lifestyle and opportunity
@ your doorstep

5 February 2013
7.30pm to 10.35pm
Rooms 2 and 3, Level 5, Civic Centre

Subsequent reconvened to

7 February 2013
7.00pm to 11.30pm
Rooms 2 and 3, Level 5, Civic Centre

Attendance:

Present	The Mayor, Councillor Petch
Present	Councillor Maggio
Present	Councillor Laxale
Leave of Absence	Councillor Etmekdjian
Present	Councillor Chung
Present	Councillor Li
Leave of Absence	Councillor Simon
Present	Councillor Yedelian OAM
Present	Councillor Pendleton
Present	Councillor Pickering
Present	Councillor Salvestro-Martin
Present	Councillor Perram

Staff in attendance:

General Manager, Group Manager Environment and Planning, Manager Urban Planning,
Manager Governance and Strategic Planner

The Workshop commenced at 7.30pm

Speakers

PUBLIC PARTICIPATION

Topic: Housing

	Speakers
1.	Mr Rocky Tassone
2.	Ms Kay Britten

ITEM 4 (continued)

ATTACHMENT 1

3.	Mr Raffaello Angelo Barbagallo
4.	Mr Ronny Abram – did not speak
5.	Mr Peter John Hall (representing Peter Hall Architect P/L)

Workshop Direction:

That all current dual occupancy duplexes be allowed torrens title - **SUPPORTED**

That there be consideration in future of minimum size lots of 450m². Frontage (including consideration of a reduction to 15m-18m frontage), size and amenity would need to come back as an amendment to the LEP – **NOT SUPPORTED**

That linear separation be removed from the DCP - **SUPPORTED**

Topic: Gladesville

	Speakers
6.	Mr Ted Webber (representing Residents for appropriate dev)
7.	Mr Philip Howe
8.	Ms Patricia Bloomfield (representing Residents against inappropriate development)
9.	Mr Justin Kucic
10.	Mr Roger Hooper (representing Christ Church)
11.	Mr Sam Circosta
12.	Mr Andy Ludvik (representing Ray Dresdner & Other owners of land in Gladesville industrial area)
13.	Mr Andy Ludvik (representing The Quek Family)
14.	Mr Russell Olsson (representing The Quek Family)
15.	Dr Jeremy Quek (representing The Quek Family)
16.	Mr Aaron Lynch
17.	Mrs Angela Pozzolungo
18.	Mr Kevin Bevitt
19.	Mr Aras Labutis (representing Land Owners)

Workshop Direction:

That consideration be given to inviting a planning proposal for 2 College Street - **SUPPORTED**

ITEM 4 (continued)

ATTACHMENT 1

That consideration be given to inviting a planning proposal for 44 – 48 Eltham Street - **SUPPORTED**

That consideration be given to inviting a planning proposal for 2-14 Tennyson Road - **SUPPORTED**

That consideration be given to inviting a planning proposal for bulky goods being an additional land use in the IN2 zone - **SUPPORTED**

That consideration be given to not progressing the rezoning in 11-15 Farm Street - **SUPPORTED**

That consideration be given to not progressing the rezoning of Our Lady Queen of Peace – **SUPPORTED**

Reconvened to 7 February 2013 at 7.30pm in Rooms 2 and 3 on Level 5, Civic Centre the time being 10.35 pm.

ITEM 4 (continued)

ATTACHMENT 1

RECORD OF PUBLIC MEETING - RECONVENED:

7 February 2013
7.00pm to 11.30pm
Rooms 2 and 3, Level 5, Civic Centre

Attendance:

Present	The Mayor, Councillor Petch
Absent	Councillor Maggio
Present	Councillor Laxale
Leave of Absence	Councillor Etmekdjian
Present	Councillor Chung
Arrived at 10.45pm	Councillor Li
Leave of Absence	Councillor Simon
Present	Councillor Yedelian OAM
Present	Councillor Pendleton
Present	Councillor Pickering
Present	Councillor Salvestro-Martin
Present	Councillor Perram

Staff in attendance:

Group Manager Environment and Planning, Manager Urban Planning, Manager Governance and Strategic Planner

The Workshop commenced at 7.00pm

Topic: Macquarie Park

	Speakers
20.	Ms Sophie Zhang
21.	Ellen Robertshaw (representing Morling College) – did not speak, not present
22.	Mr Patrick Azizi (representing Alnox Pty Ltd - 12A Epping Rd North Ryde)
23.	Mr Peter Azizi (representing Raymond B. Azizi of 86 Blenheim Rd North Ryde) did not speak
24.	Mr Paul Azizi (representing 12A & 14 Epping Rd & 86 Blenheim Rd North Ryde)
25.	Mr Raymond Azizi – did not speak

Workshop Direction:

That consideration be given to inviting a planning proposal 12A, 14 Epping Road and 86 Blenheim Road - **SUPPORTED**

ITEM 4 (continued)

ATTACHMENT 1

Topic: Meadowbank

	Speakers
26.	Mr Ben Hendriks (representing O'Brien Engineering Pty Ltd)
27.	Mr Graham Kennard
28.	Mr Gary Lynch (representing Harrod & Skinner Pty Ltd)

Workshop Direction:

That a further more detailed Masterplan be initiated by Council for the area in Meadowbank bounded by Railway street, Constitution Road, Bowden Street and the Water Point development in the south. - **SUPPORTED**

Topic: Environment

	Speakers
29.	Ms Jill Hartley
30.	Ms Jennie Minifie (representing Ryde Environment Group)
31.	Mr Noel Plumb (representing Ryde Community Alliance)

Workshop Direction:

That a further community workshop be held to address the issues raised in particular the rezoning of additional land to E2 with as much clarity provided as possible - **SUPPORTED**

That Council support the retention of the Tennis World site and land adjoining Bundarra Reserve as recreational/bushland (Note: this direction would be undertaken through a political process rather than an amendment to the planning controls) - **SUPPORTED**

Topic: Eastwood, West Ryde, Putney

	Speakers
32.	Mr Arnold Docker – did not speak/ not present
33.	Mr Tod Anderson
34.	Mr Jon Griffiths (representing Residents in Lakeside Rd and Glen St) – did not speak/ not present
35.	Mr Peter Lubrano (representing Strata Plan 5991)

Workshop Direction:

That the Section 96 application in relation to 6 Clare Street Gladesville be brought to the Planning and Environment Committee – **SUPPORTED**

That Council commit to maintaining Cottonwood and Peachtree Road as roads – **SUPPORTED**

The Workshop finished at 11.30pm

ITEM 4 (continued)

ATTACHMENT 1

SUMMARY OF PROPOSED ACTIONS

Based on the Council discussions that occurred at the Open Community Workshop the following actions are proposed:-

- Draft Ryde LEP 2011 be amended by:-
 - Reinstating the zoning and land use controls under LEP 2010 for 11 – 15 Farm Street and 14 – 20 Oxford St Gladesville.
 - enabling the Torrens titling of current dual occupancy developments.
- Council reaffirming its previous decision (made through adoption of the Local Planning Study 2010) to delete linear separation as a control with respect to dual occupancy and multi dwelling housing developments from Draft DCP 2011
- A detailed Masterplan be initiated for the area in Meadowbank bounded by Railway Rd, Constitution Rd, Bowden St and the Water Point development in the south. This will involve the engagement of consultants at an estimated cost of \$150 000, such money will need to be allocated from General Revenue. The Masterplan would be commenced in the next 6 months and any amendments required to LEP 2011 would be carried out through a separate planning proposal.
- A Community Open Workshop to address the issues raised in particular the rezoning of additional land to E2 be held prior to the finalisation of Council's Bushland Management Plan. Council is currently reviewing, as required, all Parks Plans of Management. Recently reviewed Plans of Management include:-
 - Putney Park (adopted 11/10/2011) – 8.8ha
 - Shrimptons Creek Parklands (adopted 13/12/12) – 7parks
 - Ryde Riverside Reserve (end 2013) – 14parks
 - Ryde Park – to commence shortly

The focus of review is on the 54 parks identified as containing bushland/natural areas. It is proposed to develop a Bushland Plan of Management to enable consistent and appropriate management of bushland/natural areas throughout Ryde. The zoning of parks containing bushland/natural areas is to be assessed by consultants as part of that Plan. A report to Council seeking adoption of a Bushland Plan of Management is anticipated to be presented to Council in 2013/14. It is considered that prior to finalisation of the Bushland Plan of Management the Open Community Workshop should be held to inform that Plan.

- Planning Proposals be accepted for consideration by Council for the properties: -
 - 12A, 14 Epping Rd/86 Blenheim Rd North Ryde
 - 2 – 14 Tennyson Rd Gladesville
 - 2 College St/10 Monash Rd Gladesville
 - Bulky goods premises in the IN2 zone in Gladesville.
- That Council continue expressing its preferred planning outcomes regarding development of land within the North Ryde Station Precinct and surrounding areas, in particular the retention of the Tennis World site and land adjoining Bundarra Reserve as recreational/bushland with State Government agencies to ensure the best and most appropriate outcomes for the area.
- That a Section 96 application in relation to 6 Clare St Gladesville be brought to the Planning and Environment Committee. A LDA for a new driveway and parking bay was approved by Council in August 2012 at 6 Clare St. The owner of the property has submitted a *s96 Modification of consent* to delete condition 49 of the original approval related to on going maintenance and a restriction on Title which will have the effect that the current and future property owners shall be required to maintain all the works shown on the Approved plans.
- That Council commits to maintaining Cottonwood Crescent and Peachtree Rd as roads. The concern of the speaker at the Workshop with respect to this matter was that the zoning of roads RE1 could have legal implications with respect to the continued use of the land as a road.

ITEM 4 (continued)

ATTACHMENT 2

ATTACHMENT 2
Table 1 – Amendments to DLEP 2011

Proposed Amendment	Basis for amendment
<p>1. 11 – 15 Farm Street To reinstate LEP 2010 zoning, height and fsr controls for the land. The following are to be amended:-</p> <ul style="list-style-type: none"> - Land Zoning Map - Height of Buildings Map - Floor space ratio Map - Centres map 	<p>Council direction –</p> <p>At a Open Community Workshop on 5 February 2013 Council directed staff that consideration be given to not progressing the rezoning in 11 – 15 Farm St –</p>
<p>2. Our Lady of Queen of Peace – 14 – 20 Oxford St Gladesville. To reinstate LEP 2010 zoning, height and fsr controls for the land. The following are to be amended:-</p> <ul style="list-style-type: none"> - Land Zoning Map - Height of Buildings Map - Floor space ratio Map - Centres map 	<p>Council direction –</p> <p>At a Open Community Workshop on 5 February 2013 Council directed staff that consideration be given to not progressing the rezoning in 11 – 15 Our Lady Queen of Peace.</p>
<p>3. Ryde Civic Precinct To be deferred from DLEP 2011:-</p> <ul style="list-style-type: none"> - Land Zoning Map - Height of Buildings Map - Floor space ratio Map - Ryde Town Centre Precinct Map 	<p>Land subject to Planning Proposal –</p> <p>Under LEP 2010 it is proposed to rezone the site and amend the Height of Buildings Map and Ryde Town Centre Precinct Map.</p>
<p>Minor amendments to Written document if necessary to incorporate any changes required by DoPI or identified drafting or description errors</p>	
<p>Minor amendments to Map if necessary to ensure maps are in line with DoPI requirements and to improve legibility of maps.</p>	

ITEM 4 (continued)

ATTACHMENT 3

ATTACHMENT 3

Table 2 – Planning Proposal Amendments to DLEP 2011

Planning Proposal Amendments	Basis for amendment
<p>1. Ryde Civic Precinct Amend DLEP 2011 to reflect controls proposed within the Planning Proposal for the Ryde Civic Precinct to LEP 2010:-</p> <ul style="list-style-type: none"> a. Land Zoning Map b. Height of Buildings Map c. Floor space ratio Map d. Ryde Town Centre Precinct Map 	<p>Council resolution –</p> <p>Council on 13 November 2012 as part of a Mayoral Minute 16/12, in relation to the Civic Centre Site, resolved:- <i>(a) Council staff immediately develop a project plan to expedite the rezoning of the Civic Centre site back to RL91 with a density of 60,000sq metres and to be zoned SP2 community use through a planning proposal.</i></p> <p>Council resolved on the 12 February that a Planning Proposal to rezone the site and amend both the Height of Buildings and Ryde Civic Precinct Maps was be forwarded to DoPI for a Gateway determination.</p>
<p>2. Add to <i>Schedule 1 Additional permitted uses</i> 131 & 133 Herring Rd and 208 Epping Road – Development for the purposes of a medical centre is permitted with consent.</p>	<p>In response to a submission</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 3 pge 31.</p>
<p>3. Land Reservation Acquisition Map be amended in line with requested R&MS boundary changes (with corresponding changes to the Land Zoning Map) and that the inclusion of land in Vimiera Rd on the Land Reservation Acquisition (LRA) Map be highlighted to DoPI for their consideration.</p>	<p>In response to a submission from Roads and Maritime Services</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 3 pge11.</p>
<p>4. Amend the Land Zoning Map for St Michaels Church & School Huges St Meadowbank to SP2 Educational Establishment and Place of Public Worship</p>	<p>In response to a community submission –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 4 pge 128.</p>
<p>5. Ryde Town Centre - Amend FSR map to 2:1 for the whole of Precinct 3 and land within the Ryde Town</p>	<p>In response to a community submission –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions</p>

ITEM 4 (continued)

ATTACHMENT 3

Planning Proposal Amendments	Basis for amendment
<p>Centre with an FSR 1.8:1 under the Draft Plan.</p> <ul style="list-style-type: none"> - Amend the HOB map for the corresponding area mentioned above to a height of 18.5 m. - Amend HOB Map to make area F as referred to in Clause 4.3(2A) to correspond with area described above. - Amend FSR Map for Ryde Town Centre by combining area H and I into area H. - Amend Clause (4.3)(2A)(f) to 6m for area F - Amend Clause (4.4)(2A) as follows; Subclause (h) amended to read <ul style="list-style-type: none"> - (h) 0.5:1 if the building is in area H and if the building is on a site having an area of at least 900sqm and provides laneway access and is mixed development. - Clause 2 (4.4)(2A) (i) to be deleted. 	<p>Attachment 4 pge 108.</p>
<p>6. Amend clause 4.3 (2C) so that the maximum height for dwellings in both multi dwelling housing and dual occupancy development that do not have frontage to a street is 5m.</p>	<p>In response to a submission from Ryde City Council – Assessment group – Council report of the 24 July 2012 Draft Ryde LEP 2011 – Additional submissions pge 7</p> <p>The clause at present only applies to multi dwelling housing developments and to ensure consistent controls exist governing the height of all rear dwellings the clause should include dual occupancy developments,</p>
<p>7. Amend LEP 2011 Lot Size Map to delete all areas from the map which are not zoned residential in the Land Zoning Map.</p>	<p>Anomaly in DLEP 2011 –</p> <p>A number of properties have been rezoned in the Land Zoning Map from a residential to a business zone .This change however was not carried</p>

ITEM 4 (continued)

ATTACHMENT 3

Planning Proposal Amendments	Basis for amendment
	through to the Lot Size Map which only relates to residential properties.
8. Amend LEP 2011 Floor Space Ratio Map with respect to 1 Monash Road Gladesville to bring it in line with <i>Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) 2010 Floor Space Ratio Map</i> .	Anomaly in DLEP 2011 – Under Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) 2010 Floor Space Ratio Map the subject property, which is a heritage item has no FSR. An error occurred in the transfer of FSR controls for the site and under DLEP 2011 it has been given a FSR.
9. Amend <i>Schedule 5 Environmental heritage</i> with respect to Item I204 - 36 Hillview Road Eastwood.	Anomaly in DLEP 2011 To ensure that the entire building is listed as a heritage item, the reference for I204 needs to be expanded to include 34 Hillview Road (Lot 46 DP 8043) and 32 Hillview Road (Lot 47 DP 8043).
10. Add a new clause <i>Macquarie Park Corridor – Serviced apartments in Zone B3 Commercial Core</i> prohibiting the strata subdivision of serviced apartments	Council resolution – In the report of the 27 September 2011 it was stated that Council should make a formal submission to DLEP 2011 once on exhibition requesting the reinstatement of Clause 4.5B(5) in LEP 2010 with respect to prohibiting the subdivision of such developments
11. Rezone North Ryde Common from SP2 to RE1 Public Recreation	In response to a submission from NSW Health – Macquarie Hospital North Ryde Common - Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 4 pge 61.
12. <i>Wholesale supplies, Building identification signs and Recreation facility (indoor)</i> be added to uses permitted in the IN2 Light Industrial zone.	In response to a community submission – Council report of the 24 July 2012 Draft Ryde LEP 2011 - Submissions. Attachment 3 pge 36 & Attachment 4 pge 110.
13. <i>Emergency services facilities</i> be deleted from uses prohibited in the IN2 Light Industrial zone.	In response to a community submission – Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions

ITEM 4 (continued)

ATTACHMENT 3

Planning Proposal Amendments	Basis for amendment
Under SEPP (Infrastructure) emergency service facilities are permitted in the zone (the use is listed as <i>prohibited</i> in the land use table in DLEP 2011 and should be deleted to be in accordance with the SEPP).	Attachment 3 pge 36
<p>14. <i>Home business and Home industries</i> be added as a permitted use with Council consent in the R2, R3 and R4 zones.</p> <p>Under SEPP (Exempt and Complying Development Codes) 2008 home businesses, home industries and home occupations that do not involve the manufacture of food products or skin penetration procedures is exempt development. Council has received numerous enquiries with respect to being able to carry out cake making and other food preparation activities which are defined as a home industry and prohibited under the land use table and not permitted as exempt development.</p>	<p>In response to a community submission –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 3 pge 33.</p>
<p>15. <i>Home based child care centres</i> where permitted without consent in the land use table be made development permitted with consent.</p> <p>Use is classified by Rural Fire Service as Special Fire Protection Purpose and requires an assessment under section 100B of the Rural Fires Act 1997.</p>	<p>In response to a submission from NSW Rural Fire Service –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 - Submissions Attachment 4 pge 56</p>
<p>16. <i>Schedule 2 Exempt Development – Signage (temporary)</i> Additional condition added (d) Must not be illuminated</p>	<p>In response to a submission from Ryde City Council – Environment an Planning –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 - Submissions Attachment 3 pge 8</p>
17. 4.5B(c) <i>Macquarie Park</i>	In response to a submission from

ITEM 4 (continued)

ATTACHMENT 3

Planning Proposal Amendments	Basis for amendment
<p><i>Corridor</i> be expanded to read "To encourage greater public transport and active transport options"</p>	<p>Health – Northern Sydney Local Health District –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 - Submissions Attachment 4 pge 58</p>
<p>18. Amend Clause 1.2(2)(f) to read " to improve access to the city, minimise vehicle kilometres travelled, facilitate the maximum use of public transport and encourage walking and cycling"</p>	<p>In response to a submission from Ryde City Council – Environment Group -</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 4 pge 55</p>
<p>19. Clause 6.6 (f) – Environmental Sustainability be expanded to read "Transport initiative to reduce car dependence such as providing bicycle and pedestrian facilities, car share /carpool/small vehicle parking spaces and public transport information and the development of a workplace travel plan."</p>	<p>In response to a submission from Ryde City Council – Environment Group –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 4 pge 56</p>
<p>20. Update the DLEP 2011 Centres map for Ryde Town Centre, West Ryde Town Centre and Gladesville Town Centre .</p>	<p>In response to a community submission –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 - Submissions Attachment 4 pge 106.</p>
<p>21. Amend the Land Zoning Map for the property 391 Blaxland Rd Ryde to R2.</p> <p>The land is currently zoned R2 and is part of a small group of shops on Blaxland Rd. The Local Planning Study adopted by Council 7 December 2010 recommended the group be zoned B1 in accordance with usage. As land is on the edge of the group and adjoining to the east of the subject site is also zoned R2 it is considered reasonable for the zoning to be reinstated.</p>	<p>In response to a submission from the owner of the land –</p> <p>Council report of the 24 July 2012 Draft Ryde LEP 2011 – Submissions Attachment 4 pge 124</p>

ITEM 4 (continued)

ATTACHMENT 3

Planning Proposal Amendments	Basis for amendment
22. Update the DLEP 2011 Ryde Civic Precinct map to include additional areas as identified in Draft DCP 2011 - Part 4.4 Ryde Town Centre	Administrative change – Determination of precincts for Ryde Town Centre completed after submission of DLEP to DoPI . Consistency between LEP and DCP required.
23. <i>Schedule 2 Exempt development</i> - Amend controls for Signage (real estate sign for a residential site)	Administrative change – An error occurred in the Schedule in that the controls for <i>Signage (retail premises windows)</i> was repeated for <i>Signage(real estate sign for a residential site)</i> . It is proposed to reinstate the existing controls under LEP 2010 for <i>Signage(real estate sign for a residential site)</i> .
24. Amend LEP 2011 Heritage Map to be in line with DoPI requirements that Archaeological Heritage Items be identified separately to General Heritage Items	Administrative change – Council has one archaeological heritage item in Gladesville which is identified in <i>Schedule 5 Environmental heritage</i> as an archaeological item but which has been mapped as a general item.
25. Amend Clause 4.5A(b) <i>Density Controls for Zone R2 Low Density Residential</i> by deleting reference to access to private open space in multi dwelling housing.	Control more appropriate to a DCP – The clause requires that separate access to private open space from an unbuilt upon portion of the site. This requirement is more appropriately covered in a DCP in that specific ways of achieving such access such as through a garage can be specified.
26. Upon direction from DoPI amend LEP maps relating to zoning, fsr and height for Macquarie University as required.	Upon direction from DoPI – The land is identified as a State Significant site under SEPP (Major Development) 2005. Differences exist between the zoning, height and fsr controls for the land under the LEP and the SEPP.
27. Amend the land use table for the R1, R2, R3 and R4 zones to include secondary dwellings as being permitted with Council consent.	To bring DLEP inline with SEPP – Secondary dwellings are permitted under SEPP (Affordable Rental Housing) 2009 in all residential

ITEM 4 (continued)

ATTACHMENT 3

Planning Proposal Amendments	Basis for amendment
	zones. To reduce existing administrative procedures and to ensure the provision of design criteria secondary dwellings should be permitted with Council consent in all residential zones.
Minor amendments to Written document if necessary to incorporate any changes required by DoPI or identified drafting or description errors	
Minor amendments to Map if necessary to ensure maps are in line with DoPI requirements and to improve legibility of maps.	

Should Council resolve to:

1. Amended DLEP 2011 to permit the Torrens titling of current dual occupancy developments
2. Amended DLEP 2011 with respect to 100 – 104 Rowe St Eastwood by
 - deleted the property from DLEP 2011 Land Reservation Acquisition Map
 - reinstating LEP 2010 zoning, height and fsr controls for the land.
 the amendments would be incorporated in the Planning proposal for DLEP 2011.

ITEM 4 (continued)

ATTACHMENT 4

Attachment 4

Development of Draft LEP 2011 and Outline of Speakers issues of 24 July and 11 December 2012.

Development of Draft LEP 2011

Council was advised by the Department of Planning (DoPI) in April 2005 that it would be required to have a principal LEP in place within three years of the gazettal of the Standard LEP template (31 March 2006) and that such a principal LEP would be required to conform to that template.

In April 2005 Council approached DoPI to undertake the development of a principal or comprehensive LEP for the City of Ryde in three stages:

Stage 1 involved taking the Ryde Planning Scheme Ordinance that had been in place since 1979 and making a "like for like" transfer of the controls in the Ordinance and associated maps into the SI. This was known as LEP 2010 and was notified on the legislative website on the 30 June 2010.

Stage 2 involved the carrying out of a Local Planning Study - The Planning Study which was adopted by Council on 7 December 2010 was based on a series of studies including Housing, Centres and Corridors , Open Space, Heritage, West Ryde Master Plan and was undertaken during 2009 - 2010.

Stage 3 involved the development of the comprehensive Plan (Draft LEP 2011) based on the recommendations of the Local Planning Study, previous resolutions of Council and a general review of LEP 2010.

Differences between LEP 2010 and DLEP 2011

Draft LEP 2011 applies to all of the City of Ryde with the exception of some land in North Ryde that is owned by the state government. The draft Plan comprises a written document and a series of maps.

Changes between LEP 2010 and DLEP 2011 are a result of the following:-

- o Local Planning Study 2010 - The Study which was adopted by Council in December 2010 recommended a number of inclusions in LEP 2011 including:-
 - Allowing the strata subdivision of dual occupancies
 - Requiring a minimum site requirement for dual occupancy and multi dwelling housing of 580m² and 900m² respectively and a road frontage of 20m.
 - Changes to zoning, floor space and height in and around transport corridors and centres. This includes changes to Ryde Town Centre, West Ryde, Eastwood, Meadowbank and some small changes to Gladesville.
 - Incorporating environmental sustainability clauses such as flooding, stormwater and greenstar rating
 - Heritage listing a number of new properties

ITEM 4 (continued)

ATTACHMENT 4

- Council decisions and resolutions - A review of LEP 2010 controls and land use tables as well as outstanding resolutions of Council was undertaken and resulted in DLEP 2011 actioning:-
 - the rezoning of 55A Pellisier Rd from RE1 Public Recreation to R2 Low Density Residential
 - the rezoning of Council's Porters Creek site from RE1 Public Recreation to IN2 Light Industrial
 - the review of land uses permitted in the land use tables
- DoPI requirements - Changes that were required by DoPI to DLEP 2011 included:-
 - Using Model clauses without amendment e.g. Foreshore building line
 - Providing FSR controls for Centres
 - Deleting clauses which are more appropriate in a DCP.
 - Deleting clauses which create subzones.
 - Zoning DoPI land adjacent to Council's Porters Creek site IN2 Light Industrial
- Section 62 comments from Government agencies – This included:-
 - Roads and Maritime Service (RMS) request that the M2 boundary be amended in a number of locations and
 - RMS request for changes to the Land Reservation Acquisition Map with respect to land required for classified road etc.

Section s65 Certificate

As required by Section 62 of the EP&A Act draft LEP 2011 was circulated to State Government agencies and departments for comment. Council on 14 December 2010, after consideration of the comments received, resolved that the Director General of the Department of Planning and Infrastructure (DoPI) be requested under Section 65 of the Environmental Planning and Assessment Act, 1979 to certify that the draft Plan, as amended, may be publicly exhibited. It was at this time that the draft LEP was placed on "Community Comment".

Following a number of request to amend the s65 Certificate, Council on the 23 April 2012 received an unconditional s65 Certificate from the DoPI to exhibit draft Ryde LEP 2011.

The draft Plan was formally exhibited between 30 May and 13 July 2012. Council on the 24 July 2012 resolved to defer DLEP 2011 until all verbal submissions made at that Council meeting had been addressed in a further report to the next Council, elected at the 2012 Local Government Election.

Council further resolved on the 11 December 2012 to defer the draft Plan for an open community workshop to held on 5 February 2013. Details of the workshop are discussed later in this report.

Exhibition of Draft LEP 2011

ITEM 4 (continued)

ATTACHMENT 4

Draft LEP 2011 as submitted to DoPI in December 2010 for a S65 Certificate was placed on “Community Comment” from the 19 January 2011 to the 29 May 2012.

The draft LEP was placed on formal exhibition from the 30 May to 13 July 2012.

A total of 3294 submissions have been received with respect to the exhibition of the draft LEP. The below table provides a breakdown of submissions received.

Summary of Submissions received

	Submissions received
Community Exhibition	3012 (2949 pro forma 63 individual)
Formal Exhibition (including late submissions reported to Council 24/7/2012)	254 (73 pro forma and 181 individual)
Submissions received between 25/7/2012 to 18/2/13.	28
Total	3294 (3022 pro forma and 272 individual)

The principal issues raised in submissions were;

- Requests for increased floor space and height provisions for certain sites within Centres and local business zones.
- Deleting Clause 4.1C (d) (b) which requires a minimum road frontage of 20m for dual occupancy and multi dwelling housing developments.
- Requests from State authorities that land zoned SP2 which is surplus to their needs be rezoned to an adjoining zoning.
- Concern over the viability of the IN2 zone and inclusion of additional land uses as “permitted with consent” in particular Bulky goods premises.
- Retention of all open space land, identification of riparian zones and biodiversity issues.

Summary of verbal addresses made to Council

A total of 24 speakers addressed Council on the 24 July 2012 and 15 speakers addressed Council on the 11 December 2012 with respect to DLEP 2011. The issues raised by speakers on the 24 July 2012 included: -

- o Industrial zones - that bulky goods premises be permitted in IN2 zone
- o Gladesville – height, traffic and amenity issues and concerns over a lack of transparency
- o Zoning of roads – inappropriate zoning of roads RE1

ITEM 4 (continued)

ATTACHMENT 4

- Ryde Town Centre/Civic Centre - concerns of the community not addressed in relation to heights and development potential
- Linear separation - the impact the removal of linear separation will have on certain areas in Ryde.
- Pro forma letters - insufficient weight given to pro forma letters
- Concerns around environment and procedures – zoning of bushland/ riparian zones
- Requested changes to zoning/controls of specific properties.

Additional issues raised by speakers on the 11 December 2012 included: -

- Restricting residential land uses in Macquarie Park Corridor
- Support for changes in DLEP with respect to Ryde Town Centre
- Concern over Coulter St Car Park development and impact on adjoining school
- Torrens titling of dual occupancy developments
- The need for planning controls for North Ryde Rail Precinct.

ITEM 4 (continued)

ATTACHMENT 4

Verbal Submissions made at Council Meeting 24 July 2012

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
1. Andy Ludvik (representing Ryde-Eastwood Leagues Club Ltd, Investron Pty Ltd, Alramon Pty Ltd, Enrico Bietola Pty Ltd, Gladesville Industrial Area Land Owners, Rutledge Property Group and Ms V Quek),	1. Ryde Eastwood Leagues Club – Rydedale Road	❖ TerryRoad/Ryedale Road request R2 to R4 zoning	<p>A Draft West Ryde Master Plan was presented to Council on the 3 August 2010 in which land in the north east quadrant of the town centre was to undergo the most significant changes - the area was seen as having better traffic and public transport access, high residential amenity and proximity to shops. The draft master plan rezoned Terry's Road/Ryedale Road to R4 with similar controls to other areas of the Centre.</p> <p>Council resolved that the sites on Ryedale Road (north of Terry Road) and sites in Terry Road being deleted from the master plan.</p> <p>Recommendation – No change to DLEP 2011.</p>
	2. 2 College Street Gladesville	❖ Concerns over cost of preparing PP to rezone land. ❖ B4 zone requested as land is removed from other dwellings via ROW/access	<p>The property contains a dwelling house and is zoned R2. Land opposite and adjoining to the west is also zoned R2 and contains dwelling houses. Properties to the east of the site are zoned B4 and are commercial premises. In view of the access way separating the property from the dwelling house at 2A College Street and the zoning of land to the south and east, the rezoning of the land B4 is considered reasonable. However to allow community consideration of proposed zoning, FSR and height changes to the land and to enable detailed design criteria to be incorporated into <i>DCP 2011 - Part 4.6 Gladesville Town Centre and Victoria Road Corridor</i> it is considered that a Planning Proposal for the site should be submitted to</p>

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			<p>Council.</p> <p>Recommendation – No change to DLEP 2011 and that a planning proposal be lodged with Council for consideration, rezoning the property B4.</p>
	3. Gladesville Industrial Area	<ul style="list-style-type: none"> ❖ Problems of leasing properties ❖ Bulky goods in business zones inappropriate ❖ Council has permitted bulky goods premises at 461 Victoria Rd ❖ B5 is the appropriate zone 	<p>Bulky goods premises is defined as a building used for the sale , hire or display of bulky goods being of such size or weight to require a large handling display area and includes goods such as floor and window supplies , furniture , household electrical goods and swimming pools.</p> <p>The retail nature of bulky goods and its likely impact on reducing the land available for industrial uses is such that they should be considered on an individual basis through a Planning Proposal.</p> <p>DoPI on 20 June 2012 advised Council of the following: <i>“Our preference is to exclude bulky goods retail from industrial zones as an additional use across the zone because the inclusion of ‘bulky goods’ is now considered fundamentally to be a retail use that is likely to reduce the amount of industrial land</i></p> <p><i>The preference now is to either:</i></p> <ol style="list-style-type: none"> <i>1. cluster permissibility of these uses in a suitable area (close to commercial is ideal but may not be achievable) and to give them a B5 zoning or</i> <i>2. allow the use by a Schedule 1 amendment for the particular site based on suitability criteria (less preferable but less damaging to the whole zone)</i> <p><i>In either case the PP should assess the proposal against the Employment Lands Development Program Strategic</i></p>

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			<p><i>Assessment checklist</i></p> <p>The retail nature of bulky goods and its likely impact on reducing the land available for industrial uses is such that they should be considered on an individual basis through a Planning Proposal.</p> <p>The owners of the industrial sites at 33- 37 College Street, 39 – 41 College Street , 43 – 51 College Street and 28 and 46- 48 Buffalo Rd Gladesville have made representation and submissions on the need to permit a range of additional land uses in the IN2 zone to address the leasing difficulties being faced by the landowners and to assist in ensuring the viability of the industrial area. To respond to their submissions a number of additional land uses have been added to the IN2 zone (permitted with consent). The uses include hardware and building supplies, wholesale supplies, landscape material supplies, emergency service and recreation facility (indoor).</p> <p>An additional land use requested by the landowners was the inclusion in the land use table of Bulky goods premises. To address Council staff and the Departments concerns over the broad/unlimited introduction of the bulky goods land use in the IN2 zone, these landowners are proposing an approach that would limit the amount of floor space on site that could be used for a bulky goods premises . The landowners have suggested 500sqm or 30% of floor space.</p> <p>The proposal to introduce a bulky goods land use within the Gladesville industrial area requires comprehensive consideration in relation to the viability of the industrial area</p>

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			and the impact on the adjoining residential areas in relation to matters such as traffic movements. Recommendation – No change to DLEP 2011.
	4. 31 – 33 Waterloo Rd Macquarie Park	❖ Request consistent controls with adjoining land	Council on the 12 June 2012 resolved in part with respect to 31 – 33 Waterloo Rd <ol style="list-style-type: none"> 1. The landowner be request to prepare a residential commercial mix draft master plan for the land, in accordance with the principles of at transit orientate development to activate the precinct. 2. That the master plan incorporates the principle of high density living, diverse employment opportunities while integrating adjacent public transport infrastructure. 3. If owner agrees to prepare draft master plan at own cost then they be request to present the outcome to Council in October 2012. <p>It is considered that any changes to the land uses permitted or development controls for the site should be subject to a separate planning proposal, which will be considered when the master plan is completed.</p> <p>Recommendation – No change to DLEP 2011 and that a planning proposal be submitted to Council upon a separate master plan being prepared in accordance with Council resolution of 12 June 2012.</p>

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
	5. Cox's Rd Master Plan	<ul style="list-style-type: none"> - Request removal of FSR & height controls - SP2 zone – no controls but built form is limited by the use to church /school purposes. 	<p>Council on the 24 April 2012 resolved to accept both a landowner's master plan and Council's master plan for public exhibition. The exhibition occurred from the 9 May to the 20 June 2012. The outcomes of the exhibition will be reported to Council later in 2012.</p> <p>The DLEP and the development of the controls for Cox's Road Centre have always been considered two separate processes. Upon a decision being made by Council as to the future controls that should apply to the Centre a planning proposal amending LEP 2010 will be undertaken. It should be noted that as per the RPSO and LEP 2010 land in DLEP 2011 zoned SP2 has no FSR or height controls.</p> <p>The Local Planning Study adopted by Council recommended a height of 9.5m and FSR of 0.8:1 for land zoned B1 (under LEP 2010 a 0.5:1 FSR exists with no height control).</p> <p>The controls of FSR 0.8:1 and building height of 9.5m is appropriate for Cox's Road until the Council makes a decision on the future controls for the Centre.</p> <p>Recommendation – No change to DLEP 2011.</p>
2. Ray Dresdner (representing J Goubran, BA & SR Wilson, PJ Smith, HL & M Dresdner, A & R Zweig, E Kreiger and R Markland.)	Request bulky goods premises for IN2 zone	❖ Request bulky goods (BG) for IN2 lands	As above for Speaker 1.

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
3. Graeme Cordiner	Gladesville Area	<ul style="list-style-type: none"> ❖ Process not transparent ❖ Heights of additional 2 storey resulting in 6-8 storeys not supported ❖ Building heights & residents on busy roads not acceptable 	<p>Changes to zoning, height and FSRs in the Gladesville Town Centre (GTC) have resulted from the gazettal of LEP (Gladesville TC & VRC) on 14 January 2011 and the Local Planning Study adopted by Council in December 2010. The LEP involved extensive community consultation with the Local Study involving more targeted consultation (land owners affected by proposed change). The changes identified in the Local Study related to properties on the periphery of the GTC which had been excluded because of timing or technical issues from LEP(Gladesville TC & VRC) and include the following:-</p> <ul style="list-style-type: none"> a. 14 – 20 Oxford St – the subject properties and adjoining land facing Victoria Rd are owned by the Catholic Church, used for school and church purposes and currently zoned R2 and B4. It is considered appropriate planning practice to have one zoning apply to the properties. b. 11- 15 Farm St – 3 sites abutting Primrose Hill. The land owners requested as part of the preparation of the LEP for Gladesville that the land be rezoned and have similar controls to the adjoining Primrose Hill site. c. 1 Stansell St – isolated site containing a dwelling d. 2a and 2b Westminster Rd – industrial building rezoned to B6 to reflect its use. <p>The purpose of the changes are to facilitate the revitalisation of the GTC as a vibrant, attractive and safe urban environment with a diverse mix of land uses. No changes are proposed to Eltham Street in the DLEP.</p>

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			<p>Parking provision for future developments will be considered at DA stage.</p> <p>Recommendation – the proposed amendments to land abutting the Gladesville Town Centre and Victoria Road Corridor proceed as exhibited under DLEP 2011.</p>
<p>4. Peter Lubrano (representing Strata Plan 5991),</p>	Peach Tree Rd Macquarie Park	❖ Roads zoned RE1 – requests rezoning of roads to B4	<p>DoPI Practice note PN10 – 001 requires all roads to be zoned in an LEP. Council on the 5 May 2009 in resolving to proceed with the gazettal of LEP 2010 further resolved to amend the zoning of roads to RE1 for the length of the boundary that land zoned RE1 abutts a road.</p> <p>Recommendation – No change to DLEP 2011.</p>
<p>5. Estelle Shields - Friends of Crowle Homes</p>	Crowle Homes Meadowbank	❖ Reconsideration of the zoning of part of the site to maintain care accommodation	<p>The land has been zoned B4 Mixed Use (or equivalent) since June 2002. The land is subject to a Part 3A Concept Plan which was approved by DoPI in November 2012.</p> <p>Recommendation – No change to DLEP 2011.</p>
<p>6 Diane Erickson (representing herself and Dorothy Kennedy),</p>	Civic Centre site	❖ Over development of the land	<p>Ryde LEP 2010 (Amendment 2) which was gazetted on 2 March 2012 amended the Height of Buildings Map with respect to the Ryde Civic Precinct to a maximum height of 75m and reduced the nett usable floor area permitted in the Precinct from 100 000sqm to 60 000sqm (<i>Schedule 6 Planning controls for Ryde Town Centre precincts</i>). With respect to DLEP 2011 the following is to be noted:</p> <ol style="list-style-type: none"> 1. DLEP 2011 does not amend the height controls presently available to the subject land under LEP 2010.

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			<p>2. DoPI required that the floor space (FS) controls for Ryde Town Centre be provided as a floor space ratio (FSR) on the FSR Maps rather than a floor area defined by square metres. As a result the nett usable floor areas specified for Precincts 1 and 2 in LEP 2010 (60 000sqm & 150 000sqm respectively) were converted to a gross floor area and then converted into a ratio on the FSR Maps. It should be noted that Precinct 1 is divided into 3 FSR areas which are:-</p> <ul style="list-style-type: none"> - 150 – 156 Blaxland Rd (carpark sites) – 2.2:1 - 1 Devlin Street – 4.37:1 and - 1 Devlin Street (area containing access ramps) 0:1 (no development permitted) <p>Council on 13 November 2012 as part of a Mayoral Minute 16/12 , in relation to the Civic Centre Site, resolved in part to rezone the Civic Centre site SP2 Community use and RL 91.</p> <p>Recommendation – The amendment to the height and zoning of Precinct 1 be dealt with as a planning proposal – No amendment to DLEP 2011.</p>
7. Denise Pendleton - (representing Residents for Ryde),	Ryde Town Centre	<ul style="list-style-type: none"> ❖ Concerns of the community not addressed in relation to heights and FSR in the RTC ❖ LEP should not be rushed through – 	<p>Development of DLEP 2011 involved a 3 stage process since 2005. All stages involved community consultation – master planning and reviewing of controls The DLEP approach is for the focus of development to remain in Centres.</p> <p>Refer to comments for Speaker 6 with respect to the Ryde</p>

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		consideration of Green Paper should be made.	Civic Centre site. Recommendation – No change to DLEP 2011.
8. Ellen Robertshaw - (representing Morling College),	120 Herring Rd Macquarie Park	❖ Given approvals of Part 3As adjoining the land requests an increase in controls on site to - 2.5:1 & 48m in height - 2:1 and 21.5/27m height	The site is located in the Macquarie Park Corridor – the planning provisions for the corridor and currently under review and are being considered separately to DLEP 2011. The issue raised in the submission will be considered as part of the review of the existing controls in the Corridor (review of DLEP 2010 Amendment 1) this was reported to Council on 27 November 2012. Recommendation - No change to DLEP 2011.
9. Jennifer Rollo (representing Friends of Crowle Home Inc),	Crowle Homes Meadowbank		Refer to comments under Speaker 5
10. Gordana Vasic	Dual Occupancy – strata subdivision	❖ In support of strata subdivision of dual occupancy developments	Comments noted
11 Patricia Bloomfield	Gladesville – Primrose Hill area	❖ LEP in proposing heights of - 22m Victoria Rd - 12m Farm St Will wreck the area	Refer to comments under Speaker 3
12 Kevin Bevitt (representing Charles Dawborn)	363 – 371 Victoria Rd Gladesville (abutting Eltham Street (44 –	❖ Opposes the retaining of R2 zone on 44 – 48	The planning provisions for Gladesville Town Centre and Victoria Road Corridor were reviewed as part of the Local Planning Study. Expansion of the B4/B6 zone into Eltham St

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
	46)	Eltham Street – requests a B4 zone for land.	was not considered as part of the study due to the residential nature of the street and the approach that the non residential use be contained to Victoria Rd. Recommendation - No change to DLEP 2011.
13 Angela Penklis (representing June Madden and Friend of Crowle Home Inc)	Crowle Homes Meadowbank	<ul style="list-style-type: none"> ❖ Part of the site should remain SP2 ❖ Part of the site should be B4 	Refer to comments under Speaker 5
14 Tim Flett (representing Pirasta Pty Ltd),	Land zoned B7	<ul style="list-style-type: none"> ❖ Supports Council approach to not allowing serviced apartments to by strata subdivided. ❖ Not in support of residential land uses for the B7 zone ❖ Bonus FSR for access 	Comments noted.
15 Stephen Abolakian - (representing HyCorp),	120 – 128 Blaxland Rd Ryde	<ul style="list-style-type: none"> ❖ FSR and height controls do not match ❖ Request FSR up to 5:1 	The arguments for increased height and FSR in relation to scale and feasibility carry some weight. It is accepted that the base FSR is low and results in a mismatch with height. It is proposed to raise this from 1.8:1 to 2:1 but keep the maximum incentive FSR of 2.5:1 as was proposed by the DLEP 2011 The height should also be amended. It is suggested that the

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			<p>base height of 18.5:1 be retained but that the height incentive is amended from 3m to be 6m. This may create taller building forms but will not add to the floor space capacity of the centre (and therefore the traffic generation).</p> <p>To ensure equity the same height and FSR controls should be applied across the whole of Precinct 3 – Main Street (generally retail parts of Blaxland Rd of Church St and areas in Ryde Town Centre presently with an FSR of 1.8:1.</p> <p>The height incentives (if taken up) are in the central part of the Top Ryde and will not affect the low density residential areas surrounding the centre.</p> <p>Recommendation - The following amendment be made to the DLEP 2011:</p> <ul style="list-style-type: none"> o Amend FSR map to 2:1 for the whole of Precinct 3 and land within the Ryde Town Centre with an FSR 1.8:1 under the Draft Plan. o Amend the HOB map for the corresponding area mentioned above to a height of 18.5 m. o Amend HOB Map to make area F as referred to in Clause 4.3(2A) to correspond with area described above. o Amend FSR Map for Ryde Town Centre by combining area H and I into area H. o Amend Clause (4.3)(2A)(f) to 6m for area F o Amend Clause (4.4)(2A)(h) to read as follows;

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			(h) 0.5:1 if the building is in area H and if the building is on a site having an area of at least 900sqm and provides laneway access and is mixed development. <ul style="list-style-type: none"> o Clause 2 (4.4)(2A) (i) to be deleted.
16 Shaun Gilchrist	DDCP 2011 – Linear separation	❖ Concerns about the removal of linear separation and the impact it will have	<p>A recommendation of The Local Planning Study which was adopted by Council in December 2010 is the removal of existing linear separation requirements for dual occupancy and linear separation. However an LEP control introduced a 20m frontage for multi dwelling housing and dual occupancy developments.</p> <p>The Housing Study (a component of the Local Planning Study) identified the removal of the control as helping address the housing needs of future residents by delivering smaller dwelling types which offer opportunities for:</p> <ul style="list-style-type: none"> - ageing households - Lone persons households and - young families. <p>Within the City the following number of allotments have been identified as capable of :- Multi dwelling development - 815 Dual occupancy (attached) development – 2125.</p> <p>Recommendation - No change to DLEP 2011.</p>
17 Lee Cummings	Ryde Civic Centre	<ul style="list-style-type: none"> ❖ Mishandling of Civic Centre site ❖ No trust in the councillors to make 	Refer to comments under speaker 6

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		a sound decision on DLEP /DDCP	
18 Sherrie Barton	Ryde Town Centre	❖ Issues around Civic Centre site and changes in Ryde Town Centre	Refer to comments under speaker 6
19 Aaron Lynch	44 – 48 Eltham St/373 Victoria Rd Gladesville	<ul style="list-style-type: none"> ❖ Request B4 zoning for properties in Eltham St ❖ B4 zoning for 373 Victoria Rd ❖ Request similar controls to Primrose Hill/Monash Road – 2.3:1 	Refer to comments under speaker 12
20 Tod Anderson (representing himself and Taleen Tashjian),	6 Clare Street Putney	❖ Request RE1 zone permits legal access to properties .	<p>Roads are a mandated use in the RE1 zone. Council on the 5 November 2002 resolved that it agrees in principle with the provision of vehicular access from Clare St onto the southern side of the property. As the zoning of land under LEP 2010 did not impact on Council's resolution no further action was taken. Legal opinion was received and the matter has been dealt with under the DA process.</p> <p>Recommendation - No change to DLEP 2011.</p>
21 Kevin Page	Pro forma letters	❖ Letters not given sufficient weight	<p>A total 3022 Proforma letters covering a range of issues including</p> <ul style="list-style-type: none"> Civic Precinct proposal Loss of open space

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			<p>Heights and inappropriate development in Gladesville were received throughout the "Community Comment" and "Formal Exhibition" process - No lesser weight was given to the submissions in their representation/presentation to Council.</p> <p>Recommendation - No change to DLEP 2011.</p>
<p>22 Jennie Minifie (representing Ryde Community Alliance and Ryde Environment Group),</p>	Number of concerns	<ul style="list-style-type: none"> ❖ Proformas – important points raised ❖ Residents not aware of the change to medium density controls ❖ DLEP – 90% development 10% environment ❖ No comprehensive heritage study done ❖ Built form controls 	<p>In response to comments made:</p> <ul style="list-style-type: none"> - For proforma letters refer to comments under speaker 21. - Changes to strata subdivision and linear separation controls were identified in 3 of the 4 DLEP public notices as well as highlighted on Council's webpage and during information sessions. - The DLEP incorporates new controls around flooding, sustainable development and stormwater . It also focuses on maintaining development within Centres. - A comprehensive Heritage Study was undertaken in 1988 and a subsequent heritage review in 2000. Draft Heritage Study 2010 which was commenced in 2003 when members of the Heritage Advisory Committee sought heritage nominations from the Community groups they represent. Council on the 17 August 2010 resolved to include, delete and amend a number of heritage items in draft LEP 2011. Council also resolved that it would not pursue compulsory heritage listing of any property unless the land owner of the property applies for a heritage

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			listing of the property. - Built form controls are dealt with in detail in Draft DCP 2011 which has yet to be presented to Council. Recommendation - No change to DLEP 2011.
23 Justin Kucic	Eltham Street Gladesville	<ul style="list-style-type: none"> ❖ All traffic with the redevelopment of Victoria Rd behind Westminster & Monash go through Eltham Street. ❖ Environmental capacity of the street – impacts increasing due to developments ❖ Close Eltham St to protect pedestrians and amenity of the street . 	Monash Road/ Victoria Rd development standards were gazetted in January 2011 and are not proposed to change as part of DLEP 2011. The concerns relating to the traffic issues resulting from surrounding development are noted. There are no changes proposed to Eltham Street in the DLEP. Traffic and Parking provision for future developments will be considered at DA stage . Recommendation - No change to DLEP 2011.
24 Marian Higgins	11 – 13 Angus Street Meadowbank	<ul style="list-style-type: none"> ❖ Request for increases in <ul style="list-style-type: none"> - height to 29.6m - FSR to 3.2:1 	When considering the Ryde Local Planning Study, Council directed that the LEP building heights in Shepherd's Bay should accommodate 6 storeys maximum. The council adopted Local Planning Study formed the basis of DLEP 2011. The DLEP FSRs were derived from the height envelopes and previous master plan studies. Recommendation - No change to DLEP 2011.

ITEM 4 (continued)

ATTACHMENT 4

Verbal Submissions made at Council Meeting 11 December 2012

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
1. Tim Flett (representing Pirasta Pty Ltd),	Land zoned B3/B7 Macquarie Park	<ul style="list-style-type: none"> ❖ Concerned about residential & serviced apartments occurring in B3 & B7 zones Mac Park ❖ Opposed/concerned re residential proposal on 31 – 33 Waterloo Rd ❖ No residential in Mac Park in line with State Govt direction. 	Council resolution – In the report of the 27 September 2011 it was stated that Council should make a formal submission to DLEP 2011 once on exhibition requesting the reinstatement of Clause 4.5B(5) in LEP 2010 with respect to prohibiting the subdivision of such developments. A proposed amendment to DLEP 2011 is that a new clause (which is the reinstatement of a clause in LEP 2010) be added - <i>Macquarie Park Corridor – Serviced apartments in Zone B3 Commercial Core</i> prohibiting the strata subdivision of serviced apartments
2. Gordana Vasic (representing two families that wish to have separate title for financial reasons)	Dual Occupancy – strata subdivision	<ul style="list-style-type: none"> ❖ In support of strata subdivision of dual occupancy developments 	Comments noted
3. Kevin Bevitt (representing Charles Dawborn)	Eltham Street (44, 46 & 48) Gladesville	<ul style="list-style-type: none"> ❖ Not addressed by LPS but anomalies continue to exist ❖ 46 Eltham has a 6m right of way that gives access to industrial buildings ❖ Sites compromised by surrounding 	The planning provisions for Gladesville Town Centre and Victoria Road Corridor were reviewed as part of the Local Planning Study (LPS). Expansion of the B4/B6 zone into Eltham St was not considered as part of the study due to the residential nature of the street and the planning principle that the non residential use be contained to Victoria Rd.

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		<ul style="list-style-type: none"> ❖ industrial land ❖ 44 – 48 should be amalgamated and developed at 3 storeys and FSR 1.5:1. 	
<p>4. Tod Anderson (representing himself and Taleen Tashjian),</p>	6 Clare Street Putney	<ul style="list-style-type: none"> ❖ Objective of RE1 zone should include access to private properties when abutting public open space ❖ Request whole of Clare St be zoned R2 nor RE1. 	Roads are a mandated use in the RE1 zone. Council on the 5 November 2002 resolved that it agrees in principle with the provision of vehicular access from Clare St onto the southern side of the property. As the zoning of land under LEP 2010 did not impact on Council's resolution no further action was taken. Legal opinion has now been received that the requested access can be permitted..
<p>5. Bradley Browne (representing Club Ryde X)</p>	724 – 730 Victoria Rd Ryde	<ul style="list-style-type: none"> ❖ Supports the DLEP progressing to allow the club to redevelop/upgrade their facilities. 	Comments noted.
<p>6. Arthur Zouglis (representing Adam Kaplan – Hunter Holden)</p>	607 – 619 Victoria Rd Ryde	<ul style="list-style-type: none"> ❖ Support DLEP 2011 and up zoning of Victoria Rd Corridor and range of uses being proposed. ❖ B6 zone in this area allows for the regeneration of the Hunter Holden site ❖ Redevelopment is 	Comments noted.

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		supported by public transport and the development in the rest of the Town Centre.	
7. Judith Partland (representing Gladesville Public School)	Coulter Street Car Park Gladesville	<ul style="list-style-type: none"> ❖ Concern redevelopment of the site will have major impact on the school and its functions ❖ The development needs to consider: <ul style="list-style-type: none"> ▪ provision of free car parking and car parking through the construction stage. ▪ Traffic management during construction & once development is complete. 	<p>The Gladesville RSL development (which includes Council's car park) was considered by Council at its meeting held 11 December 2012. At this meeting Council resolved :</p> <p>That Council informs the Gladesville RSL and Community Club Ltd (RSL) that it is willing to consider its development vision (option 3) for the joint redevelopment of the Coulter Street carpark site and:</p> <p>(a) That the RSL (at its cost) undertakes preliminary community consultation, to seek community opinions of the proposal which are considered in shaping the final development vision to be considered by Council.</p> <p>(b) Following the community consultation, including key stakeholders, that a further report be provided to Council by the Gladesville RSL Club including details of the following:</p> <p>(i) Indicative built form and uses;</p> <p>(ii) Parking management (particularly during the construction phase);</p> <p>and</p> <p>(iii) Results of the community consultation process.</p>
8. Dr Jeremy Quek	2 College Street Gladesville	❖ Property was overlooked in the	The property contains a dwelling house and is zoned R2. The majority of land adjoining the site is zoned B4.

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		Gladesville LEP and should be rectified in DLEP 2011 ❖ Recently purchased 10 Monash Rd and request that 2 College St to be 3 storeys and same FSR.	In view of the access way adjoining the property to the west separating the property from 2A College Street and the zoning of land to the south and east the rezoning of the land to B4 is considered reasonable. However to allow community consideration of proposed zoning, FSR and height changes to the land and to enable detailed design criteria to be incorporated into <i>DCP 2011 - Part 4.6 Gladesville Town Centre and Victoria Road Corridor</i> it is considered that a Planning Proposal for the site should be submitted to Council.
9. Patricia Bloomfield	Gladesville – Primrose Hill and Farm Street	❖ 3 Farm St properties being rezoned from R2 to B4 will result in Farm St properties on lower side of the street being "overpowered"/ greatly impacted by any future development	Changes to zoning, height and FSRs in the Gladesville Town Centre (GTC) have resulted from the gazettal of LEP (Gladesville TC & VRC) on 14 January 2011 and the Local Planning Study adopted by Council in December 2010. The LEP involved extensive community consultation with the Local Study involving more targeted consultation (land owners affected by proposed change). The changes identified in the Local Study related to properties on the periphery of the GTC which had been excluded because of timing or technical issues from LEP (Gladesville TC & VRC). The purpose of the changes are to facilitate the revitalisation of the GTC as a vibrant, attractive and safe urban environment with a diverse mix of land uses.
10. Aaron Lynch	44 Eltham St Gladesville	❖ Properties on southern side of Eltham St impacted by industrial activities	As for Speaker 3

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		<ul style="list-style-type: none"> ❖ 44, 46, 48 Eltham have been left out of consideration of LPS and DLEP 2011 ❖ Properties should be consolidated and redeveloped ❖ Light industrial uses fronting Victoria rd are changing ❖ Access to sites fronting Victoria Rd will be via Eltham St 	
11. Rocky Tassone	Torrens title subdivision of dual occupancy developments	<ul style="list-style-type: none"> ❖ Requests that Torrens title subdivision be permitted for dual occupancy ❖ Dual occupancy a more environmentally sound form of development. ❖ Introduce a minimum lot size for dual occupancy 	<p>Under the DLEP it is proposed to permit the strata subdivision of dual occupancy developments. Legal advice has been provided that to permit Torrens titling of dual occupancy the following actions would be required:-</p> <p><i>Amend Clause 4.1(B) Dual occupancy (attached) – subdivision to include reference to Torrens title subdivision or delete clause altogether.</i></p>
o Graeme Cordiner	Gladesville Area	<ul style="list-style-type: none"> ❖ DLEP 2011 – Gladesville planning controls are 	As for speakers 7 and 9

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		<p>inappropriate particularly the use of bonuses</p> <ul style="list-style-type: none"> ❖ Gladesville Coulter St carpark and issues of safety with school children 	
13 Jennie Minifie (representing Ryde Environment Group),	Number of concerns	<ul style="list-style-type: none"> ❖ Many issues raised in previous submission have not been addressed ❖ Bushland to be zoned E2 in North Ryde to link to bushland and creek corridors ❖ Local planning controls need to be put in place for North Ryde Rail Precinct ❖ Detailed community consultation needed before the LEP proceeds. 	<p>Council is reviewing all Parks Plans of Management, as required -recently reviewed Plans of Management include:-</p> <ul style="list-style-type: none"> ❖ Putney Park (adopted 11/10/2011) – 8.8ha ❖ Shrimptons Creek Parklands (adopted 13/12/12) – 7parks ❖ Ryde Riverside Reserve (end 2013) – 14parks ❖ Ryde Park – to commence <p>Focus of the review is on 54 parks identified as containing bushland/natural areas</p> <p>The North Ryde Rail Precinct as directed by DoPI is shown as deferred land in both LEP 2010 and DLEP 2011.</p> <p>It is proposed to develop a Bushland Plan of Management to enable consistent and appropriate management of bushland/natural areas throughout Ryde The zoning of parks is to be assessed by consultants as part of Plan.</p>

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
			The draft plan was exhibited for "Community Comment" between the 19 January 2011 and 29 May 2012 and was placed on formal exhibition between the 30 May and 13 July 2012. A total of 3275 submissions were received. There have been three opportunities for the community to address Council the 24 July and 11 December 2012 and 5 February 2013.
14 Noel Plumb (representing Ryde Community Alliance and Ryde Environment Group)	Environmental issues	<ul style="list-style-type: none"> ❖ DLEP 2011 should be deferred ❖ A number of speakers issues not addressed ❖ Environmental issues have not been addressed 	<p>A biodiversity study is being undertaken in 2013 which involves:</p> <ul style="list-style-type: none"> • Biodiversity Mapping of Council Parks - underway • Review of 2008 Flora and Fauna Study to commence 2013. • Review of maps against Office of Environment & Heritage - Biodiversity Mapping of Ryde (to be signed off mid 2013) and Oculus Study <p>The biodiversity study is to be used to inform Parks Plans of Management, zoning of land, Development Assessment</p>
15 Leanne Dean (representing Ryde Community Alliance)	Environmental issues	<ul style="list-style-type: none"> ❖ DLEP 2011 – destroying the environment – overshadowing, loss of privacy , loss of views ❖ The DLEP will have an adverse impact on Ryde's existing 	As for speakers 13 and 14

ITEM 4 (continued)

ATTACHMENT 4

Speaker Name	Property /Area addressed	Request/Issues	Response/Comments provided
		residents ❖ Limit heights to 2 storeys across the City – Hunters Hill controls protect residential amenity ❖ Open space should be preserved for the future ❖ Part 3A development concerns - Whiteside, Allengrove and the sale of Tennis World.	