

---

## **4 PROPOSED AMENDMENTS TO NORTH RYDE STATION PRECINCT DEVELOPMENT CONTROL PLAN**

---

**Report prepared by:** Senior Strategic Planner

**File No.:** ENV/08/3/8/14/9 - BP15/964

---

### **REPORT SUMMARY**

The Department of Planning and Environment has recently advised Council that it has delegated the Secretary's powers as the Relevant Planning Authority to City of Ryde for the North Ryde Station Precinct Development Control Plan (DCP).

It is proposed that Council staff make amendments to the North Ryde Station Precinct DCP to update the parking controls for residential development in the Precinct to be consistent with those in the Macquarie Park Corridor.

It is intended at a later date to conduct a more comprehensive review of the North Ryde Station Precinct DCP to bring it into line with the proposed layout of the site approved in recent State Significant Development Application approvals.

This report requests that Council consider the draft amendments to the North Ryde Station Precinct DCP and resolve to place the amended DCP on exhibition for a period of at least 28 days.

### **RECOMMENDATION:**

- (a) That Council endorse the amendments to the North Ryde Station Precinct Development Control Plan as shown at **ATTACHMENT 1**, and that the amended DCP be placed on public exhibition in accordance with the provisions of the NSW Environmental Planning and Assessment Act.
- (b) That the outcomes of the exhibition are reported back to Council.

### **ATTACHMENTS**

- 1** North Ryde Station Precinct Development Control Plan- Proposed DCP amendments for car parking
- 2** Letter from Department of Planning and Environment- Instrument of Delegation

Report Prepared By:

**Lara Dominish**  
**Senior Strategic Planner**

**ITEM 4 (continued)**

Report Approved By:

**John Brown**

**Acting Manager - Urban Planning**

**Sam Cappelli**

**Acting Group Manager - Environment and Planning**

## ITEM 4 (continued)

### History

On 14 May 2013 Council considered Council's submission to the public exhibition of the planning proposal for the North Ryde Station Precinct. This submission outlined a number of concerns with the draft North Ryde Station Precinct Development Control Plan (DCP).

On 28 April 2015 City of Ryde wrote to the Department of Planning and Environment regarding the provision of infrastructure for the North Ryde Urban Activation Precinct and requested that the North Ryde Station Precinct Development Control Plan be delegated to Council.

On 15 June 2015 the Secretary of the Department of Planning and Environment wrote to Council to confirm that an Instrument of Delegation had been signed delegating the Secretary's powers as the Relevant Planning Authority for the North Ryde Station Precinct DCP to Council. The Instrument of Delegation is provided in **ATTACHMENT 2**. This gives Council the ability to amend the North Ryde Station Precinct DCP in accordance with the requirements of the Environmental Planning and Assessment Act.

### Discussion

It is proposed to use Council's delegation to amend the North Ryde Station Precinct DCP to ensure the residential car parking rates for the Precinct are consistent with those of the Macquarie Park Corridor outlined in Ryde Development Control Plan 2014 Part 4.5. This will amend the parking rates to more closely align with Transport Oriented Development principles and the RMS Guidelines for Traffic Generating Developments.

Given the development being experienced in Macquarie Park, including at the North Ryde Station Precinct, it is a priority to amend the parking rates as soon as possible.

The DCP amendments proposed are outlined in **ATTACHMENT 1** and involve amending Table 6: Car Parking Rates, which will have the following effect:

Type	Current parking rate- NRSP DCP	Proposed parking rate- amended NRSP DCP
Studio	0 space	0 space
One bedroom	1 space	0.6 space
Two bedroom	1 space	0.9 space
Three bedroom	1 space	1.4 space
Visitor parking	1 space per 10 dwellings	1 space per 10 dwellings

---

Council, dated 25 August 2015, submitted on 11 August 2015.

**ITEM 4 (continued)**

Recent amendments to State Environmental Planning Policy 65 (SEPP65) – ‘Design Quality of Residential Flat Developments’ also specify lower minimum parking rates than the current North Ryde Station Precinct DCP. Council’s proposed amendments to the residential parking rates are largely consistent with the SEPP 65 rates. (The amendments to SEPP65 will apply to Development Applications lodged after 19 June 2015).

It is intended at a later date to conduct a more comprehensive review of the North Ryde Station Precinct DCP to bring it into line with the proposed layout of the site approved in recent State Significant Development Application approvals and current concept designs, as well as to address other matters Council had previously raised with the Department of Planning and Environment.

A more comprehensive review of the DCP would take several months to conduct and involve:

- Liaising with Council staff;
- Rewriting the controls to strengthen the wording;
- Reviewing some of the built form controls;
- Incorporating the DCP into the Ryde DCP 2014.

Completing a comprehensive review of the DCP at this time would considerably delay the amendments to the residential parking rates which provide consistency between the controls for the North Ryde Station Precinct and the Macquarie Park Corridor. It is considered prudent to expedite the amendments relating to the car parking rates as they present a challenge for the assessment of several current Development Applications and pre-lodgement discussions for sites in the Precinct when there is an inconsistency of parking controls.

This report recommends that the draft amendments to the North Ryde Station Precinct DCP be exhibited for 28 days for public comment.

The exhibition of the DCP will be promoted by:

- Notification in the local newspaper
- Displaying under “Have Your Say” on Council’s website
- Being available for viewing at Top Ryde and North Ryde libraries, Ryde Planning and Business Centre and the Civic Centre.

**Financial Implications**

Adoption of the recommendation will have no financial impact.

**Options**

**ITEM 4 (continued)**

1. Do not proceed with amending the North Ryde Station Precinct DCP. This option would result in inconsistencies between the residential parking rates for North Ryde Station Precinct and those outlined in Part 4.5 of Ryde DCP 2014 for the Macquarie Park Corridor.
  
2. Proceed with amending the North Ryde Station Precinct DCP. This option would ensure consistency in planning and assessment across the Macquarie Park Corridor.