

PLANNING PROPOSAL FORM

Made under the *Environmental Planning and Assessment Act 1979*

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 If applicable	<input type="text"/>		
Title	<input type="checkbox"/> Mr	<input type="checkbox"/> Mrs	<input type="checkbox"/> Ms
	<input type="checkbox"/> Miss	Other: <input type="text"/>	
Given Name	<input type="text"/>		Family Name <input type="text"/>
Unit / Suite No.	<input type="text"/>	House No.	<input type="text"/>
Street Name	<input type="text"/>		
Suburb	<input type="text"/>		Postcode <input type="text"/>
Postal Address If different from above	<input type="text"/>		
Suburb	<input type="text"/>		Postcode <input type="text"/>
Preferred Contact	<input type="checkbox"/> Mobile	<input type="checkbox"/> Business	<input type="checkbox"/> Home
Mobile	<input type="text"/>		Fax <input type="text"/>
Business Phone	<input type="text"/>		Home Phone <input type="text"/>
Email	<input type="text"/>		

OFFICE USE ONLY	TOTAL AMOUNT PAID	<input type="text"/>	TRIM REF	<input type="text"/>
	PP REFERENCE	<input type="text"/>	RECEIPT #	<input type="text"/>
	Payment Received by	<input type="text"/>	Signature	<input type="text"/>
			Date	<input type="text"/>

PART 2 : LOCATION OF THE PROPERTY

Please provide details for all properties relevant to the proposal.

Street Address

Suburb

Postcode

Lot No./DP/SP

PART 3 : OWNERS CONSENT

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

Number of owners

Name of owner 1

Owners address

Business Phone /
Mobile

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

Minor

(No proposed changes to development standards and may include changing the wording of a clause or adding/removing a use from the land use table)

Minor

(Proposed rezoning and/or amendment of development standards for land with a site area of less than 1 hectare)

Major

(Proposed rezoning and/or amendment of development standards for land with a site area of more than 1 hectare)

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.):

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):

PART 5 : PLANNING PROPOSAL PRE-LODGE MENT MEETING

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

Meeting Date

Responsible Strategic Planning Officer

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

OFFICE USE ONLY

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

1) COMPLETED APPLICATION FORM	<input 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 type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
3) OWNER'S CONSENT (all owners)*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
4) DESCRIPTION OF THE SUBJECT LAND/PROPERTY AND THE LOCALITY	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
5) COUNCIL CORRESPONDENCE IN RESPONSE TO THE PP PRE-LODGE MENT MEETING	<input 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 <i>Guide to Preparing Planning Proposals</i> and <i>Guide to Preparing Local Environmental Plans</i> :	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.a) Objectives and intended outcomes of the planning proposal	<input 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 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 type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.d) Draft amended LEP mapping of current and proposed statutory changes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.e) Proposed community consultation (including consultation with any relevant government agencies)	<input 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 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 type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.h) Photos/photomontage of the site and surrounding area	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.i) Relevant plans and concept drawings demonstrating the proposed amendments	<input 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 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 type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.l) Draft site-specific development control plan*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

PART 7 : PLANNING PROPOSAL REQUIREMENTS CHECKLIST CONTINUED

OFFICE USE ONLY

7) RELEVANT ENVIRONMENTAL IMPACT STUDIES which may include the following (depending on complexity of planning proposal and nature of issues):	<input 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"/> Yes <input type="checkbox"/> No
7.b) Development Yield Analysis (potential residential yield & employment generation)*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.c) Transport & Accessibility Study (including parking, pedestrian, & traffic)	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.d) Commercial/Retail Viability Analysis/Economic Impact Report*	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.e) Flood Study*		
7.f) Site Contamination (in accordance with <i>SEPP 55</i>)	<input 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 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 8: 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