

Friday 12 September 2014

## **NEW LOCAL ENVIRONMENT PLAN FOR CITY OF RYDE**

The City of Ryde has a new comprehensive local environment plan (Ryde LEP 2014).

After seven years of preparations, consultations and reviews, the City of Ryde's new LEP 2014 was notified by the NSW legislature on Friday 12 September 2014 and came into force that day. The new Ryde Development Control Plan DCP 2014 also came into effect.

LEP 2014 and DCP 2014 bring together controls for land in the City of Ryde based on a city-wide study that researched future housing, environmental, transport and employment needs.

Ryde LEP 2014 is the principal environmental planning instrument applying to the land in the Ryde local government area, to control development, regulate land use and help determine planning decisions. It contains zoning provisions that establish whether a development is permissible in an area and other development controls including height, floor space ratio, heritage conservation and environmental constraints. The LEP is made up of written documents and maps.

The DCP contains a set of detailed planning and design guidelines that complement the controls of the LEP and relate to residential areas, urban centre, character areas as well as environmental and engineering matters.

The Council is seeking to encourage sustainable and responsible development in key growth areas including town centres in Ryde, Meadowbank, Eastwood, Gladesville, Macquarie Park and West Ryde, while protecting the character of its neighbourhood suburbs.

Key changes incorporated in LEP 2014 include:

- Strata subdivision of dual occupancy developments
- Amended development controls for the erection of dual occupancy (attached) and multi dwelling house developments, including a minimum lot width of 20 metres.
- New clauses relating to flooding, environmental sustainability and stormwater quality control
- Rezoning of some land adjoining three Town Centres (Ryde, Eastwood and West Ryde) to better incorporate the sites into the town centres
- Changes to floor space and height controls for Meadowbank and West Ryde Town Centres.

The new LEP and DCP apply to any development applications lodged since Friday 12 September. DAs lodged prior to this date, which have not yet been determined by Council, will be governed by the previous Ryde LEP 2010. To view the new documents, go to

[www.ryde.nsw.gov.au/planningcontrols](http://www.ryde.nsw.gov.au/planningcontrols)