



**4 AUGUST 2020**

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**NOTICE OF MEETING**

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You are advised of the following meeting:

**THURSDAY 13 AUGUST 2020.**

**City of Ryde Local Planning Panel Meeting No. 6/20**

**Council Chambers, Level 1A, 1 Pope Street, Ryde - 5.00pm**

## English

If you do not understand this letter, please come to the 1 Pope Street, Ryde (within Top Ryde Shopping Centre), Ryde, to discuss it with Council Staff who will arrange an interpreter service. Or you may ring the Translating & Interpreting Service on 131 450 to ask an interpreter to contact you. Council's phone number is 9952 8222. Council office hours are 8:30am to 5:00pm, Monday to Friday.

## Arabic

إذا لم تفهم محتوى هذه الرسالة، يرجى الحضور إلى 1 Pope Street، Ryde (في Top Ryde Shopping Centre)، Ryde، لمناقشتها مع موظفي المجلس الذين سوف يرتبون للاستعانة بمترجم شفهي. أو قد يمكنك الاتصال بخدمة الترجمة التحريرية والشفهية على الرقم 131 450 لتتطلب من المترجم الاتصال بك. رقم هاتف المجلس هو 9952 8222. ساعات عمل المجلس هي 8:30 صباحاً حتى 5:00 مساءً، من الاثنين إلى الجمعة.

## Armenian

Եթե դուք չեք հասկանում սույն նամակի բովանդակությունը, խնդրում ենք այցելել 1 Pope Street, Ryde (որը գտնվում է Top Ryde Shopping Centre-ի մեջ), Ryde, քննարկելու այն Քաղաքային Խորհրդի անձնակազմի հետ, ովքեր ձեզ համար կապահովեն թարգմանչական ծառայություն: Կամ կարող եք զանգահարել Թարգմանչական Ծառայություն 131 450 հեռախոսահամարով և խնդրել, որ թարգմանիչը ձեզ զանգահարի: Խորհրդի հեռախոսահամարն է 9952 8222: Խորհրդի աշխատանքային ժամերն են առավոտյան ժամը 8:30-ից մինչև երեկոյան ժամը 5:00, երկուշաբթիից մինչև ուրբաթ:

## Chinese

如果你不明白这封信的内容，敬请前往1 Pope Street, Ryde（位于Top Ryde Shopping Centre内），向市政府工作人员咨询，他们会为您安排口译服务。此外，您也可以拨打131 450联络翻译和口译服务，要求口译员与您联系。市政府电话号码为9952 8222。市政府办公时间为周一至周五上午8:30至下午5:00。

## Farsi

لطفاً اگر نمی توانید مندرجات این نامه را درک کنید، به نشانی 1 Pope Street، Ryde (در Top Ryde Shopping Centre) مراجعه کنید تا با استفاده از یک مترجم در این باره با یکی از کارکنان شورای شهر گفتگو کنید. یا آنکه می توانید با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس گرفته و بخواهید که به یک مترجم ارتباط داده شوید. شماره تماس شورای شهر 9952 8222 و ساعات کاری آن از 8:30 صبح تا 5:00 بعد از ظهر روزهای دوشنبه تا جمعه است.

## Italian

Se avete difficoltà a comprendere questa lettera, venite in 1 Pope Street, Ryde (dentro al Top Ryde Shopping Centre), Ryde, per discutere con il personale del Comune che organizzerà un servizio di interpretariato. Potete anche contattare il Servizio di Traduzione e Interpretariato al 131 450 per chiedere a un interprete di contattarvi. Il numero di telefono del Comune è il 9952 8222. Gli orari di ufficio del Comune sono dalle 8.30 alle 17 dal lunedì al venerdì.

## Korean

이 서신을 이해할 수 없을 경우, 1 Pope Street, Ryde (Top Ryde Shopping Centre 내)에 오셔서 통역사 서비스를 주선할 시의회 직원과 논의하십시오. 혹은 통번역서비스에 131 450으로 전화하셔서 통역사가 여러분에게 연락하도록 요청하십시오. 시의회의 전화번호는 9952 8222입니다. 시의회 사무실 업무시간은 월요일에서 금요일, 오전 8시 30분에서 오후 5시까지입니다.

**Meeting Date: Thursday 13 August 2020**  
**Location: Council Chambers, Level 1A, 1 Pope Street, Ryde**  
**Time: 5.00pm**

*City of Ryde Local Planning Panel Meetings will be recorded on audio tape for minute-taking purposes as authorised by the Local Government Act 1993. City of Ryde Local Planning Panel Meetings will also be webcast.*

**NOTICE OF BUSINESS**

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**DECLARATIONS OF INTEREST**

**DEVELOPMENT APPLICATIONS**

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| 1 | 68-70 Chatham Road, Denistone - New multi-dwelling housing containing four (4) dwellings - 2 x 2 storey, 3 and 4 bedroom dwellings at the front and 2 x single storey, 3 bedroom dwellings at the rear as well as strata subdivision - LDA2018/458..... | 3  |
| 2 | 38 Wicks Road, North Ryde - Torrens Title subdivision to create two lots and construction of a dwelling house on each resulting lot - LDA2019/0411 .....  | 63 |

**PLANNING PROPOSALS**

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## **PLANNING PROPOSALS**

### **3 PLANNING PROPOSAL: ADMINISTRATIVE AND UPDATE LEP**

**Report prepared by:** Senior Strategic Planner

**Report approved by:** Manager - Urban Strategy; Director - City Planning and Environment

**Report dated:** 13 July 2020

**File Number:** LEP2020/3/4 - BP20/718

### **City of Ryde Local Planning Panel Report**

|                                    |  |
|------------------------------------|--|
| <b>Site Address and Ward</b>       | Affects numerous sites and is City of Ryde wide (See Planning Proposal at <b>ATTACHMENT 1</b> ).   |
| <b>Current Planning Provisions</b> | Affects numerous planning provisions and mapping of the <i>Ryde Local Environmental Plan 2014</i> (See Planning Proposal at <b>ATTACHMENT 1</b> ).   |
| <b>Planning Proposal Overview</b>  | <p>The purpose of this Planning Proposal is to amend the <i>Ryde Local Environmental Plan 2014</i> (LEP) to update the LEP and address a range of administrative issues identified in the operation of the plan and to introduce provisions to:</p> <ul style="list-style-type: none"> <li>• Increase floor space available for creative enterprises by removing some prohibited land uses within business and light industrial land use zones;</li> <li>• Protect environmentally sensitive lands;</li> <li>• Permit advertising and signage for public benefit;</li> <li>• Require design excellence within the centres of the City of Ryde; and</li> <li>• Other miscellaneous matters (e.g. clarify clauses).</li> </ul> |
| <b>Property Owner</b>              | Numerous private and government agencies (including City of Ryde)  |
| <b>Applicant</b>                   | City of Ryde   |
| <b>Report Author</b>               | Naomi L'Oste-Brown   |
| <b>Lodgement Date</b>              | N/A  |
| <b>Reason for Referral</b>         | Required by Ministerial Direction made under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> dated 27 September 2018  |
| <b>Recommendation</b>              | That the Ryde Local Planning Panel recommend to Council that the Planning Proposal be submitted for Gateway Determination under 3.34 of the <i>Environmental Planning and Assessment Act 1979</i>  |
| <b>Attachments</b>                 | <b>Attachment 1</b> – Planning Proposal  |

### **ITEM 3 (continued)**

#### **1. Executive Summary**

The purpose of this Planning Proposal is to amend the *Ryde Local Environmental Plan 2014* (LEP) to update and address a range of miscellaneous administrative issues identified in the operation of the plan through the correction of errors, omissions and anomalies. The Planning Proposal also proposes to introduce provisions to address the following main objectives:

- Remove prohibitions and restrictions in relation to uses within business and light industrial zones, including providing for creative enterprises.
- Provide for design excellence in the City of Ryde Town Centres.
- Allow advertisements on billboards (for community benefit) with development consent and on transport related street furniture as exempt development.
- Provide environmentally sensitive land provisions and mapping to provide conservation management outcomes.
- Protect threatened ecological Sydney Turpentine Ironbark Forest community and riparian land on and adjoining the Ivanhoe Estate.
- Expand community education and capacity of Council's waste management practices.

The Planning Proposal is provided at **ATTACHMENT 1**.

Due to the amount of proposed amendments, an explanation of the provisions proposed to achieve the above objectives is not reiterated in this report. However, it is provided in Part 2 of the attachment along with a planning assessment. The assessment concludes that the Planning Proposal is generally consistent with relevant State and Local legislation, directions, policies and strategic directions, including *Planning Ryde: Local Strategic Planning Statement 2020* (LSPS), and will have a minimal environmental, social and economic impact.

#### **2. The Site and Locality**

The Planning Proposal affects numerous sites and is City of Ryde wide (See Maps at Part 4 and Appendix G-I of the attached Planning Proposal provided at **ATTACHMENT 1**).

#### **3. The Planning Proposal**

As discussed above, the purpose of this Planning Proposal is to amend the LEP to update and address a range of miscellaneous administrative issues identified in the operation of the plan. The Planning Proposal also introduces provisions in relation to making floor space available for creative industries, protecting environmentally sensitive lands, advertising and signage for public benefit, requiring design excellence within the centres of the City of Ryde and other matters.

The objectives of the Planning Proposal include:

**ITEM 3 (continued)**

- Improve the operation of the LEP through the correction of historic errors, omissions and anomalies.
  
- Implement the LSPS as follows:
  - Remove prohibitions in relation to uses within business and industrial zones to assist with achieving employment targets and making the City of Ryde's employment and urban services lands more competitive and provide for the needs of existing and future employees, businesses and organisations.
  
  - Remove restrictions in relation to the development of function centres, neighbourhood shops, registered clubs, restaurants or cafes in the B7 Business Park Zone of the Macquarie Park Corridor to promote the night time economy, precinct activation and provide for the needs of employees, visitors, businesses and organisations.
  
  - Provide for design excellence in the City of Ryde Town Centres.
  
  - Permit advertising structures (billboards) as uses in Business, Industrial, Special Activity and Special Infrastructure zones on Council owned land where community benefit is derived from the advertising and hypothecated to access network improvement in the City of Ryde for the convenience, safety and amenity of pedestrian, cyclists and vehicle road users.
  
  - Provide environmentally sensitive land provisions and mapping to provide conservation management outcomes for environmentally sensitive land.
  
  - Expand community education and capacity of Council's waste management practices.
  
  - Better provide community events that are responsive to the changing trends and needs of the community.
  
  - Incorporate Council-initiated resolutions made with respect to general advertising so as to provide improved access facilities and transport networks as exempt development.
  
  - Protect threatened ecological Sydney Turpentine Ironbark Forest community and riparian land on and adjoining the Ivanhoe Estate.

The Planning Proposal is considered to be in accordance with the requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment's 'A guide to preparing planning proposals' (dated August 2016). The Planning Proposal adequately sets out the following:

**ITEM 3 (continued)**

- A statement of the objectives or intended outcomes of the proposed amending LEP;
- An explanation of the provisions that are to be included in the proposed amending LEP;
- Justification for those objectives, outcomes and provisions and the process for their implementation;
- Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies;
- Details of the community consultation that is to be undertaken on the Planning Proposal; and
- A project timeline.

**4. Background**

As this Planning Proposal has been initiated by Council to update and address a range of miscellaneous administrative issues identified in the operation of the LEP and to introduce new provisions there is no background to its preparation. However, there is background to each of the proposed amendments to the LEP provisions and mapping which is provided in Part 2 – An Explanation of the Provisions provided at **ATTACHMENT 1**.

**5. Referrals**

Council at its meeting of 25th August 2015 considered a report recommending that in pursuit of accruing public benefits, that outdoor advertising opportunity be explored. The Planning Proposal seeks to make general advertising and advertising structures (billboards) permissible on Council owned land in specific zones (excluding residential zones) within the City subject to appropriate controls. This approach will provide Council with some flexibility in considering appropriate locations, size and illumination for such signage and enable targeted community consultation when a development application for an advertising structure is under consideration. An Outdoor Advertising - Special Community Signs Policy is provided at Appendix A provided at **ATTACHMENT 1** and details how the public benefit will be derived. Input from Council's Property Team has been incorporated into the policy.

Proposed Environmentally Sensitive Lands provisions and mapping for terrestrial biodiversity, riparian lands, watercourses, scenic quality and natural landforms were referred to Council's Environment Department. See Part 2 - An Explanation of Provisions and maps at Appendix G to I provided at **ATTACHMENT 1** for an explanation of the proposed provisions and land to which the provisions will apply. Our environment team supports their implementation to achieve environmental management outcomes for the City of Ryde's most environmentally sensitive land.

**6. Planning Assessment**

The assessment of the Planning Proposal has been undertaken in accordance with the NSW Department of Planning and Environment's 'A guide to preparing planning proposals' (dated August 2016).



**ITEM 3 (continued)**

- **Part 1 Objectives and intended outcomes**

The objectives of the proposed changes to the LEP are provided above and detailed in Part 1 – Objectives or Intended Outcomes provided at **ATTACHMENT 1**. The intended outcomes are also detailed in that part of the attachment.

- **Part 2 Explanation of provisions**

An explanation of provisions is detailed in Part 2 – Explanation of Provisions provided at **ATTACHMENT 1** and is not reiterated here due to the broad nature of the proposed new planning controls and amendments to existing provisions proposed.

- **Part 3 Justification**

Need for the Planning Proposal

The NSW Department of Planning and Environment's 'A guide to preparing planning proposals' requires the following two questions be answered to demonstrate the need for the proposal:

1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?
2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is not a result of a single strategic study or report. It responds to matters that have been raised by Council staff in relation to the operation of the LEP. It also responds to parts of the LSPS and Council resolutions detailed in Part 2 – An Explanation of the Provisions provided in **ATTACHMENT 1**. The Planning Proposal is required to amend the LEP to resolve the identified issues and implement the decision of Council.

The Planning Proposal is the only means to achieve the intended outcome as amendments to the LEP are required.

Relationship to Strategic Planning Framework – The Strategic Merit Test

A strategic merit test is provided in the following table. More detail is provided in Part 3 - Justification provided in **ATTACHMENT 1**.

**ITEM 3 (continued)**

| <b>Strategic Merit Issue</b>                               | <b>Comment</b>  |
|--|---|
| State Environmental Planning Policies and Local Directions | The Planning Proposal is generally consistent with the relevant State Environmental Planning Policies and Local Planning Directions under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> . An analysis of compliance with these policies is provided in the attached Planning Proposal. |
| Greater Sydney Region Plan - A Metropolis of Three Cities  | The planning proposal is generally consistent with the Greater Sydney Region Plan - A Metropolis of Three Cities.   |
| North District Plan  | The Planning Proposal is generally consistent with the North District Plan.   |
| Ryde Local Strategic Planning Statement (LSPS)             | The Planning Proposal is consistent with Council's adopted LSPS and implements several planning priorities identified by the strategy.  |

Key Assessment Issues

Due to the number of proposed new provisions, amendments to existing provisions and amount of subject land, key assessment issues relevant to the Planning Proposal are detailed in Part 2 – Explanation of Provisions provided in **ATTACHMENT 1**.

**7. Conclusion**

The Planning Proposal has been initiated by Council to update and address a range of miscellaneous administrative issues identified in the operation of the LEP and to introduce new provisions.

The Planning Proposal is generally consistent with relevant State and Local legislation, directions, policies and strategic directions, including Council's LSPS, and will have a minimal environmental, social and economic impact.

**ITEM 3 (continued)**

**8. Recommendation**

That the Ryde Local Planning Panel recommend to Council that the Planning Proposal be submitted for Gateway Determination under 3.34 of the *Environmental Planning and Assessment Act 1979*.

**ATTACHMENTS**

**1 Administrative and Update LEP Planning Proposal**

Report Prepared By:

**Naomi L'Oste-Brown**  
**Senior Strategic Planner**

Report Approved By:

**Dyalan Govender**  
**Manager - Urban Strategy**

**Liz Coad**  
**Director - City Planning and Environment**