

Date of Determination	13 August 2020
Panel Members	Abigail Goldberg (Chair) Jane Fielding (Independent Expert) Ian Stapleton (Independent Expert) Bec Ho (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Public meeting held remotely via teleconference (Council staff at the North Ryde Office) on 13 August 2020 opened at 5:00pm and closed at 5:42pm.
Papers circulated electronically on 5 August 2020.

MATTER CONSIDERED

Planning Proposal to amend the *Ryde Local Environmental Plan 2014* (LEP) to update the LEP and address a range of administrative issues identified in the operation of the plan and to introduce provisions to:

- Increase floor space available for creative enterprises by removing some prohibited land uses within business and light industrial land use zones;
- Protect environmentally sensitive lands;
- Permit advertising and signage for public benefit;
- Require design excellence within the centres of the City of Ryde; and

Other miscellaneous matters (e.g. clarify clauses).

PANEL CONSIDERATIONS AND ADVICE

The Panel considered the matters listed at item 6 the material listed at item 7, and the material presented at meetings and briefings listed at item 8 in Schedule 1.

The Panel advises that they raise no objection to the Administrative & Update LEP Planning Proposal being submitted for Gateway Determination under 3.34 of the *Environmental Planning and Assessment Act 1979*.

The advice was unanimous.

REASONS OUTLINED IN COUNCIL'S REPORT

The Panel raises no objection to the below reasons, as outlined in the report:

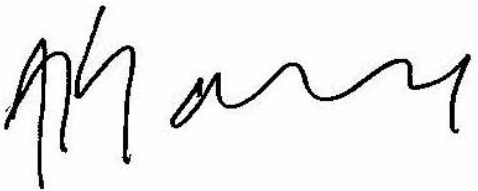



- The Planning Proposal has been initiated by Council to update and address a range of miscellaneous administrative issues identified in the operation of the LEP and to introduce new provisions to implement actions identified in the Council's adopted LSPS and previous Council resolutions.

- 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.

The Panel also raises no objection to the recommendation in Council's report.

CONDITIONS

Not applicable

PANEL MEMBERS	
Abigail Goldberg (Chair)	
Jane Fielding	
Ian Stapleton	
Bec Ho	

SCHEDULE 1

1	Application No.	NA
2	Proposal	<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"> • Increase floor space available for creative enterprises by removing some prohibited land uses within business and light industrial land use zones; • Protect environmentally sensitive lands; • Permit advertising and signage for public benefit; • Require design excellence within the centres of the City of Ryde; and • Other miscellaneous matters (e.g. clarify clauses).
3	Street Address	Citywide
4	Applicant	City of Ryde
5	Reason for referral to RLPP	Required by Ministerial Direction made under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> dated 27 September 2018
6	Relevant mandatory considerations	Not Applicable
7	Material considered by the Panel	<ul style="list-style-type: none"> • Council assessment report • Administrative & Update LEP Planning Proposal
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> • Site inspection: NA • Briefing: 13 August 2020 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Jane Fielding, Ian Stapleton, Bec Ho ○ <u>Council staff</u>: Dyalan Govender, Michael Edwards <ul style="list-style-type: none"> • Papers were circulated electronically on 5 August 2020
9	Council Recommendation	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> .
10	Conditions	Not Applicable