

Meeting Date: Tuesday 24 July 2012
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

ATTACHMENTS FOR COUNCIL MEETING

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ATTACHMENT 1

Draft LEP 2011 – Advertisements Ryde City View

<p>WEDNESDAY 30 MAY 2012 Vol 5 No 23</p>	<p>WEDNESDAY 27 JUNE 2012 Vol 5 No 25</p>
<p>Have Your Say</p> <p>Draft Ryde Local Environmental Plan (LEP) 2011 Draft Ryde LEP 2011 is based on the City of Ryde Local Planning Study 2010 and will guide the growth and development of Ryde for the next 10 years. The draft Plan has been prepared in response to the State Government requirement for the City of Ryde to have a comprehensive Local Environmental Plan in place.</p> <p>On 23 April 2012 the Department of Planning and Infrastructure certified that the draft Plan may be publicly exhibited under section 66 of the Environmental Planning and Assessment Act.</p> <p>Draft Ryde LEP 2011 applies to all land within the City of Ryde with the exception of certain sites in Macquarie Park/North Ryde which are identified as Deferred Matter on the Draft Ryde LEP 2011 Land Application Map.</p> <p>Draft Ryde LEP 2011, as submitted to the Department in December 2010, has been on 'Community Comment' since January 2011. All submissions received by Council during the 'Community Comment' period will be given the same weight and reported to Council together with submissions received during the formal exhibition period.</p> <p>Draft Ryde Development Control Plan (DCP) 2011 The Ryde Draft DCP 2011 applies to all land within the City of Ryde and contains detailed planning and design</p> <p>guidelines that complement the controls of Draft Ryde LEP 2011.</p> <p>Draft Ryde DCP 2011 has been based on the City of Ryde Local Planning Study 2010 and supports the provisions of Draft Ryde LEP 2011.</p> <p>Draft Ryde DCP 2011 comprises 10 chapters which are divided into a number of parts. The draft Plan contains a number of new parts and makes substantial amendment to a number of existing parts of the DCP, particularly:</p> <ul style="list-style-type: none"> • 4.1 Eastwood Town Centre - new section relating to Glen Street/ Lakeside Avenue, Eastwood • 4.2 Shepherds Bay Meadowbank • 4.3 West Ryde Town Centre • 4.4 Ryde Town Centre • 5.4 Bleenheim Road Small Centre • 8.5 Public Civil Works • 8.6 Floodplain Management Plan. <p>Exhibition of Draft Ryde LEP 2011 and Draft Ryde DCP 2011 In accordance with Section 66(1)(a) of the Act notice is given that Draft Ryde LEP 2011 is on exhibition from 30 May - 13 July 2012 and can be viewed along with Draft Ryde DCP 2011 which is also on exhibition during that time.</p> <p>As an opinion has not been issued by Parliamentary Counsel that the plan may be legally made, the draft Plan may be changed to satisfy legal drafting requirements.</p> <p>Make a submission You are invited to consider the draft Plans and have your say before the Council decides whether they should be adopted.</p> <p>You can view copies of the draft Plans at www.ryde.nsw.gov.au, at any of our five libraries during normal library hours (see www.ryde.nsw.gov.au/library for details), at the Customer Service Centre at the Civic Centre (8.30am - 4.30pm, Monday to Friday) or at the Ryde Planning and Business Centre at Top Ryde City shopping centre (9.00am - 5.00pm, Monday to Friday).</p> <p>Submissions must be in writing. They should be addressed to the General Manager and sent by post, email, fax or delivered in person to the Civic Centre or Ryde Planning and Business Centre (all details on the back page).</p> <p>Or you can save time and make your submission online at www.ryde.nsw.gov.au/haveyoursay.</p> <p>Submissions for both the Draft LEP and Draft DCP must be received by 4.30pm on Friday 13 July 2012.</p> <p>It is Council policy that all submissions in relation to draft plans will be publicly accessible on request. Supply of personal information is voluntary, however anonymous submissions may be given less weight.</p> <p>Find out more Keep an eye on the website for details about upcoming 'drop-in' information sessions, or for further information call 9952 8222.</p> <p>For further information go to www.ryde.nsw.gov.au or call 9952 8222.</p>	<p>Reminder: public exhibition of draft Ryde LEP 2011 and draft Ryde DCP 2011</p> <p>The draft Ryde Local Environmental Plan (LEP) 2011 and draft Ryde Development Control Plan (DCP) 2011 are currently on public exhibition. You are invited to view the documents and make a written submission by Friday 13 July 2012.</p> <p>Some of the changes incorporated into draft LEP 2011 and draft DCP 2011 include:</p> <ul style="list-style-type: none"> • strata subdivision of dual occupancy developments being permitted with Council consent • linear separation controls deleted from Part 3.3 Dwelling Houses and Dual Occupancy and Part 3.5 Multi-Dwelling Housing • zoning, floor space and height changes within Ryde Town Centre and adjoining areas including: <ul style="list-style-type: none"> - Club Ryde X - Hunter Holden - Argyle Avenue - Gospel Pianos (cnr of Blaxland and Lane Cove Roads). <p>You can view the draft LEP and draft DCP at www.ryde.nsw.gov.au/haveyoursay, at any of our five libraries, at the Ryde Planning and Business Centre in Top Ryde City shopping centre or at the Customer Service Centre at the Civic Centre.</p> <p>For further information call 9952 8222.</p>
<p>WEDNESDAY 13 JUNE 2012 Vol 5 No 24</p>	<p>WEDNESDAY 11 JULY 2012 Vol 6 No 1</p>

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ATTACHMENT 1

Reminder: public exhibition of draft LEP and DCP

The draft Ryde Local Environmental Plan (LEP) 2011 and draft Ryde Development Control Plan (DCP) 2011 are currently on public exhibition. You are invited to view the documents and make a written submission by Friday 13 July 2012.

Some of the changes incorporated into draft LEP 2011 and draft DCP 2011 include:

- strata subdivision of dual occupancy developments being permitted with Council consent
- linear separation controls deleted from Part 3.3 Dwelling Houses and Dual Occupancy and Part 3.5 Multi-Dwelling Housing
- new clauses relating to flooding, environmental sustainability and stormwater.

You can view the draft LEP and draft DCP at www.ryde.nsw.gov.au/haveyoursay, at any of our five libraries, at the Ryde Planning and Business Centre in Top Ryde City shopping centre or at the Customer Service Centre at the Civic Centre.

For further information call **9952 8222**.

Reminder: public exhibition of draft Ryde LEP 2011 and draft Ryde DCP 2011

The draft Ryde Local Environmental Plan (LEP) 2011 and draft Ryde Development Control Plan (DCP) 2011 are currently on public exhibition. You are invited to view the documents and make a written submission by Friday 13 July 2012.

Some of the changes incorporated into draft LEP 2011 and draft DCP 2011 include:

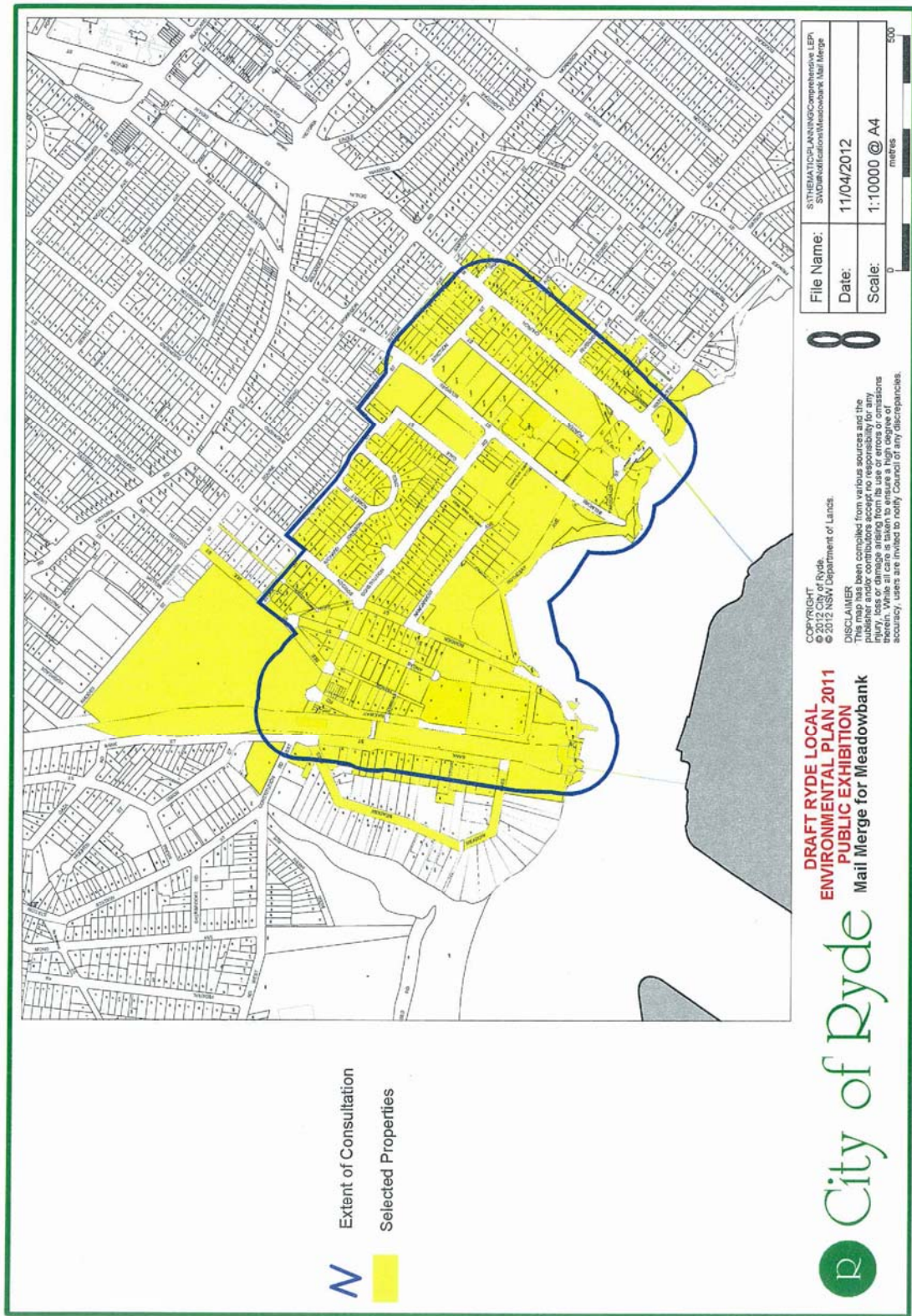
- strata subdivision of dual occupancy developments being permitted with Council consent
- linear separation controls deleted from Part 3.3 Dwelling Houses and Dual Occupancy and Part 3.5 Multi-Dwelling Housing
- zoning, floor space and height changes to Glen Street and Lakeside Road, Eastwood
- floor space and height changes to Meadowbank Urban Village
- floor space and height incentive clauses for Blenheim Road Shopping Centre (see also draft DCP 2011, Part 5.4 Blenheim Road Small Centre)
- the addition in *Schedule 1 Additional permitted uses* of the following:
 - 461 Victoria Road Gladesville: development for the purposes of bulky goods premises is permitted with consent
 - 455 - 459 Victoria Road Gladesville: development for purpose of vehicle sales or hire premises is permitted with consent.

You can view the draft LEP and draft DCP at www.ryde.nsw.gov.au/haveyoursay, at any of our five libraries, at the Ryde Planning and Business Centre in Top Ryde City shopping centre or at the Customer Service Centre at the Civic Centre.

For further information call **9952 8222**.

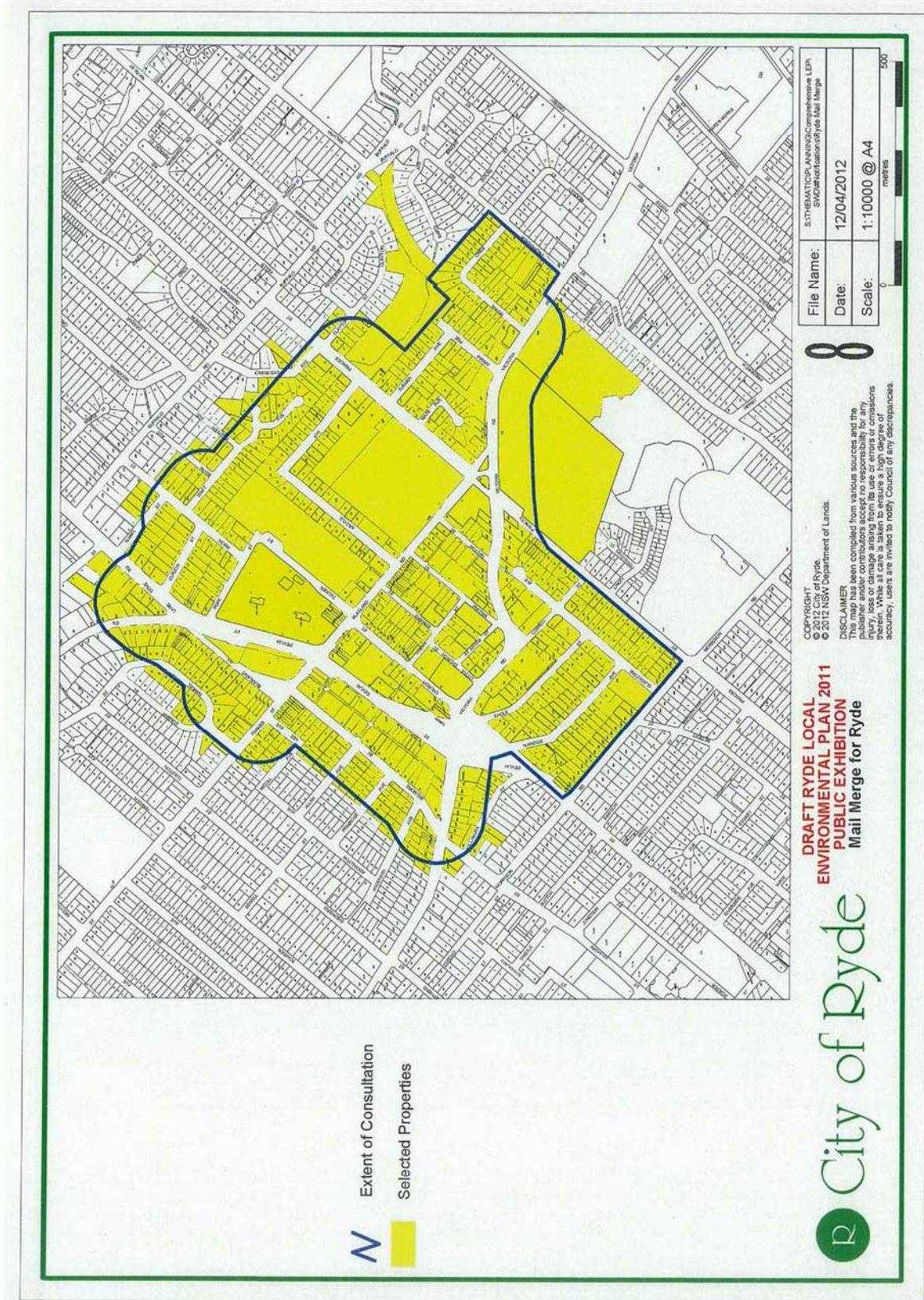
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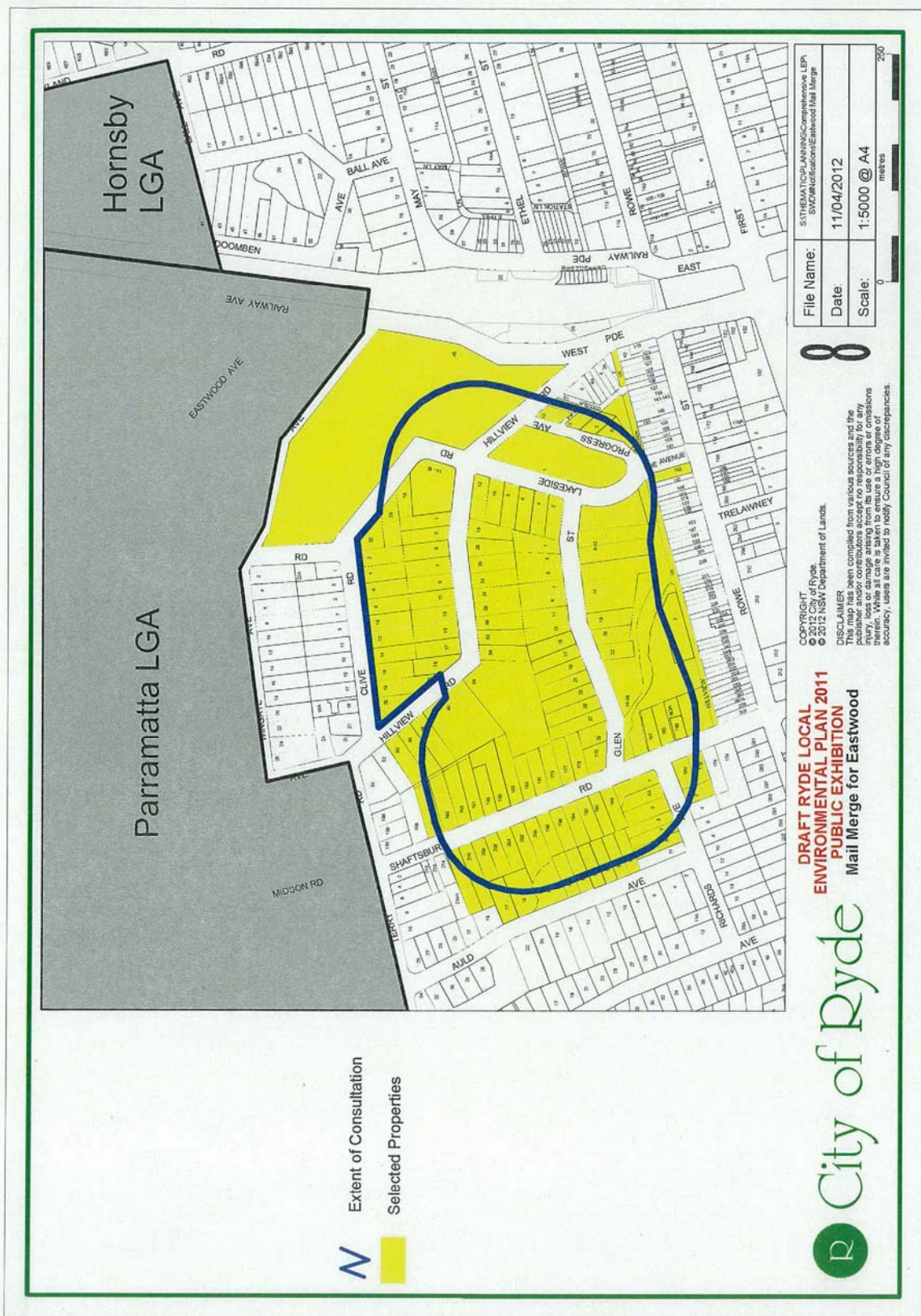
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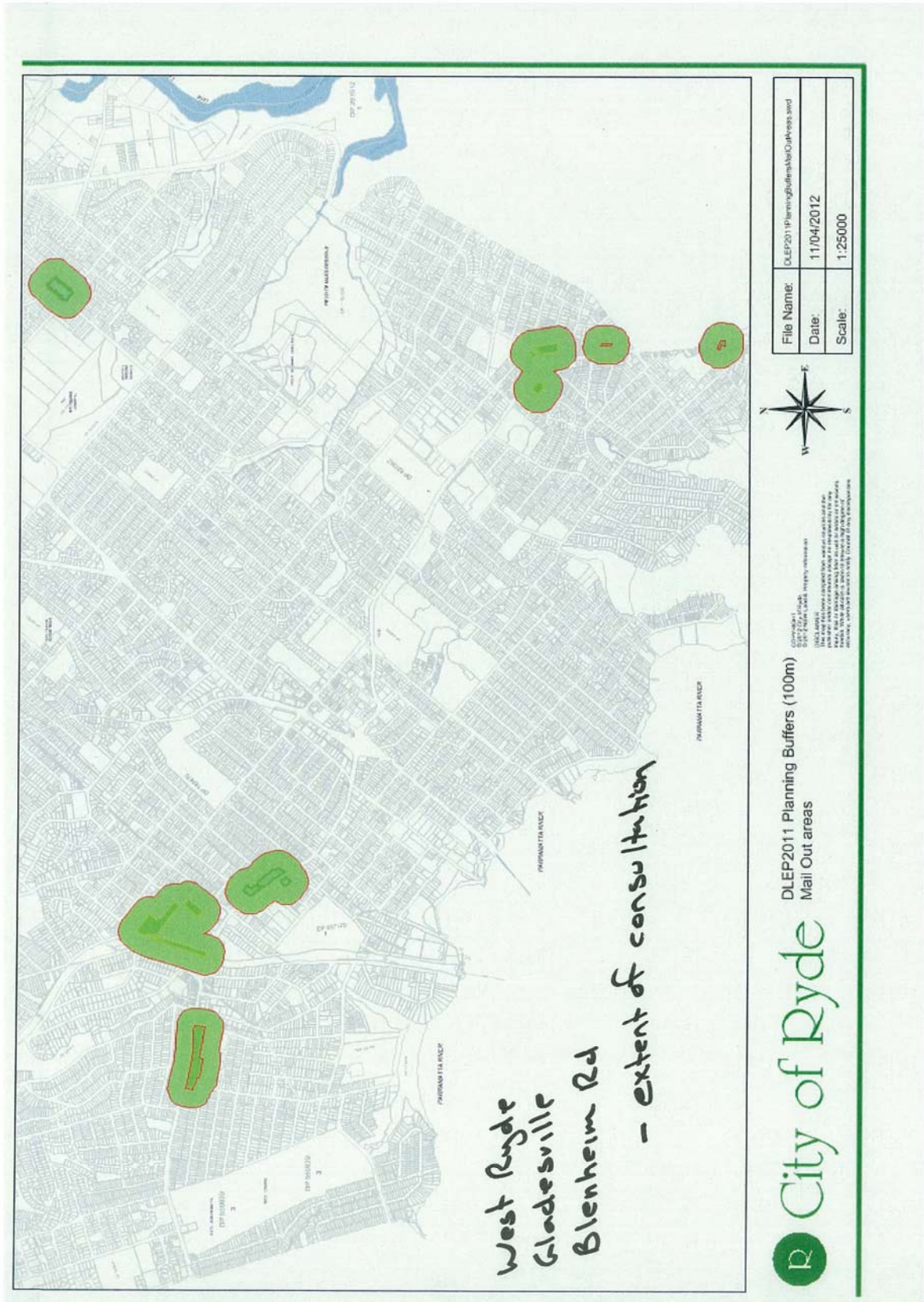
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ATTACHMENT 2



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ATTACHMENT 2



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Table 1 –Community Consultation Submissions – 19 January 2011 – 29 May 2012

Notification Submission – Summary

Total Number of Submissions received

- **3012 Submissions including 2 Pro forma submissions**
- **Pro forma 1 – 210**
- **Pro forma 2 - 2739**

Notification Submission – Summary

Abbreviations used

LEP –Local Environmental Plan

DCP – Development Control Plan

DoPI – Department of Planning and Infrastructure

R&MS – Roads and Maritime Services

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
	Ryde City Council			
1	D12/40718	Schedule 2 Exempt development – Signage (temporary sign for a cultural , educational , political , recreational, religious or social event) Request that a further condition be added that signs must not be illuminated.	Temporary signs are exempt development subject to the following conditions: -Must not include advertising of a commercial nature - Must not be displayed more than 14 days before the event - Must be removed within 7 days after the event. It is considered that a condition	Recommended Action 1. Schedule 2 Exempt Development – Signage (temporary) Additional condition added (d) Must not be illuminated

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			prohibiting the illumination of temporary signs will reduce any concerns related to visual distraction for vehicles or pedestrians.	
	Government Agencies			
2	D11/7477	<p>Sydney Water Zoning of 22 Henry St Ryde SP2 is in conflict with the Site Compatibility Certificate issued by DoPI . LEP should be amended to reflect a zoning of R2 for that portion of the site to be used for residential.</p>	<p>The property is known as Cudal Reserve and is zoned SP2. Council resolved on 14 February 2012 that an amended s65 Certificate be requested from DoPI that does not rezone any current SP2 land to any other purpose. This request was supported by DoPI. As such it is not considered that Council should support the rezoning of the land to R2.</p>	
3	D11/7482	<p>Zoning of 20 Goulding Street Ryde SP2 is in conflict with Site Compatibility Certificate issued by DoPI. LEP should be amended to reflect a zoning of R2 zoning.</p>	<p>Same as above comment.</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
4 5	D11/17383 D12/32340	Zoning of 865 Victoria Rd SP2 is in conflict with the Site Compatibility Certificate issued by DoPI – SCC support a zoning compatible with its surrounding use , that is “ Use of allotment (398.4sqm) for residential purposes”. Land is surplus to Sydney Water Requirements and a zoning that is reflective of its surrounding use in now applicable in accordance with DoPI LEP Practice Note “ Six principles for zoning of Infrastructure” Requests land be zoned for residential purposes	Same as above comment.	
6	D12/32338	The SP2 zoning of Sydney Water’s land at Goulding Road Ryde is inappropriate as part of the land is surplus to requirements. A zoning that is reflective of its surrounding residential use is applicable to part of the site in accordance with DoPI LEP Practice Note “ Six principles for zoning of Infrastructure” Also the approval by the Minister for Planning of Sydney Water’s Subdivision Plan is evidence that the land is	Same as above comment	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		<p>compatible and suitable for the residential use proposed in the Site Compatibility Certificate. A future rezoning application is an unreasonable and unnecessary impost. Requests that part of the land be rezoned R2.</p>		
7	D11/16917	<p>Roads and Maritime Services The following changes are required to the Land Reservation Acquisition Map;</p> <ul style="list-style-type: none"> - M2 Motorway/Vimiera Rd (area approximately 9 500sqm) is to be indicated on the LRA Map - Minor boundary changes to land identified on the LRA Map for SP2 Classified Road as per information provided by R&MS. 	<p>In the development of LEP 2010 the R&MS requested that an area of land (M2 Motorway /Vimiera Rd) be indicated for acquisition on the Land Reservation Acquisition. DoPI by letter dated 22 August 2007 requested that as the land was owned by them that it be removed from the LEP 2010 Land Reservation Acquisition Map. The land was deleted from the subject map but retained as SP2 Classified Road on LEP 2010 Land Zoning Map.</p> <p>The land is zoned SP2 Classified Road under DLEP 2011.</p> <p>It is considered that all requested</p>	<p>Recommended Action</p> <ol style="list-style-type: none"> 1. Land Reservation Acquisition Map be amended in line with requested RTA boundary changes and that the inclusion of land in Vimiera Rd on the Land Reservation Acquisition Map be highlighted to DoPI for their consideration. 2. That DCP 2011 - 3.2 Child Care Centres be amended to include a condition that <i>Access for child care centre must not be to a</i>

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		<p>Rezone Devlin Street and Blaxland Road as they pass through Ryde Town Centre SP2 – Classified Road</p>	<p>boundary changes (including M2/Vimiera Rd) should be undertaken as requested and that the inclusion of land in Vimiera Rd on the Land Reservation Acquisition Map be highlighted to DoPI for their consideration.</p> <p>Council should note that all such changes are required by DoPI to be also indicated on the Land Zoning Map.</p> <p>The subject road has been zoned B4 Mixed Use and prior to that was zoned Business (Town Centre). Under DoPI PN 10 – 001 a classified road that passes through a major retail centre is required to be zoned using the appropriate business zone for the adjoining land. This is to provide a planning framework for considering potential development over or below roads and on footpaths.</p> <p>As the land has been zoned B4 (or equivalent) since 2006 it is considered that there should be no</p>	<p><i>classified road.</i></p>

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		<p>Only existing and proposed Motorways, Transit ways and Classified Road are to be zoned SP2 . All other roads should adopt the adjacent zone including any Classified Regional Roads</p> <p>Land Acquisition Map should show all land zoned SP2 – Classified Rd including land which has already been acquired by the RTA and /or dedicated as public road.</p>	<p>change to the zoning of the road however the R&MS request should be highlighted to DoPI.</p> <p>Based on a <i>Schedule of Classified Roads and State and Regional Road</i> produced by the RTA and dated 31 January 2011 all roads in DLEP 2011 are appropriately zoned. The only road not mentioned in the schedule is the proposed link road between Epping Road and Eastwood but as land for the road is identified in the Land Reservation Acquisition Map as SP2 Classified Road it is required to be zoned SP2 Classified Road as per DoPI mapping requirements.</p> <p>DoPI Practice Note PN07 – 001 states that the Land Reservation Acquisition Map is to contain all land reserved for public purposes but not yet acquired. As such it is not appropriate to include land acquired or dedicated as public road.</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		<p>Requests amendment to DLEP to ensure child care centres, schools and places of worship and meeting halls are effectively prohibited where such properties have direct frontage to a classified Road .</p> <p>Amend Part 6.4.1 Precinct 1 – Civic and mixed used to add 3(b)(x) Traffic impacts.</p> <p>Single unified bus priority network through Macquarie Park Corridor needs to be considered .This may require the dedication of land for bus layovers and bus lanes. To achieve this infrastructure may result in developments having height and /or floor space ratios in excess of controls specified in the draft LEP. The LEP should make an allowance for this.</p>	<p>As a result of a similar request made by the RTA to LEP 2010 <i>Clause 6.8 Access for child care centre must not be to a classified road</i> was included. At the pre s64 review of DLEP 2011 by DoPI Council was required to delete the Clause from the draft Plan and advised to include it into a DCP. Draft DCP 2011 should be amended as requested.</p> <p>DoPI on the 20 December 2011 required that Clause 6.4.1 Precinct 1 – Civic and mixed use be deleted.</p> <p>Draft LEP 2010 (Amendment 1) – Macquarie Park is presently being developed .The submission has been referred to the relevant area for consideration.</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		<p>High density and mixed use should be provided around transport infrastructure.</p> <p>Controls need to be provided on development to ensure acoustic privacy.</p> <p>Design considerations found in <i>Designing Places for Active Living</i> should be taken into consideration in preparation of any LEP or major rezoning.</p>	<p>All Centres i.e. Eastwood, Ryde, West Ryde, Meadowbank and Gladesville are zoned for mixed use activities such as residential, commercial and retail and have heights and FSRs appropriate for town centres.</p> <p>This is a matter for consideration at DA stage of a proposal and is covered in areas of draft DCP 2011.</p> <p><i>Designing Places for Active Living</i> is divided into seven design focus areas:</p> <ul style="list-style-type: none"> • Cities, towns and neighbourhoods • Walking and cycling routes • Public transport • Streets 	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			<ul style="list-style-type: none"> • Open Space • Retail areas • Workplaces <p>For each focus area, there is a design objective and some design considerations Although not directly used in the development of the LEP many of the design issues such as making public transport an ease option, plan and construct legible connected walking and cycling routes, slow traffic for safe and streets and roads, provide open space within safe, comfortable walking distance have been addressed or considered in the development of DCP 2011 particularly with regard to Town Centres.</p>	
8	D11/17888	NSW Land & Property Management Authority Supports rezoning of Small Road Ryde	Council resolved on 14 February that an amended s65 Certificate be requested from DoPI that does not	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
9	D11/21209	<p>to R2</p> <p>43 – 61 Waterloo Rd Macquarie Park</p> <ul style="list-style-type: none"> - Objects to reduction in FSR on the site due to the site access network provisions being deleted. - Objects to reduction in height over the area indicated as proposed public park under the DCP (reduced to 9.5m) - SPA does not agree with size or location of the park as nominated in DCP 2010. As such it is premature to reduce height as part of LEP 2011 as area has not been agreed upon. - Proposed amendment results in down zoning of site. 	<p>rezone any current SP2 land to any other purpose. This request was supported by DoPI.</p> <p>As such Small's Rd school was supported by DoPI to revert back to its zoning of SP2 under LEP 2010. Council has been in discussion with the State Property Authority as how best to address their concerns with respect to the future use of the land.</p> <p>Under clause 4.4B of LEP 2010 Council can consent to development in Macquarie Park that results in an fsr that exceeds the FSR Map if the land contains part of the proposed access network shown on Macquarie Park Corridor Proposed Access Network Map. The excess fsr cannot however exceed the equivalent of the site area of the proposed access way. Both the Accessway Map and related clause have been deleted from DLEP 2011. The mechanisms to establish and implement the infrastructure are currently being reviewed as part to the research undertaken on the</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			<p>planning controls will consultants.</p> <p>The fsr available to the site has not changed between LEP 2010 and DLEP 2011.</p> <p>LEP 2010 HOB Map for the site indicates no maximum height limits in the areas where the accessway under LEP 2010 was required. As a result of the Accessway Map no longer being part of DLEP 2011 the HOB map was amended to provide a height on the entire site. A 9.5m height limit was placed on the area of the site identified as being required for open space purposes.</p> <p>The submission has been referred to the relevant staff for consideration in the development of LEP 2010 (Amendment 1) Macquarie Park and draft DCP 2011.</p>	
10	D11/103803	<p>Energy Australia 71 – 85 Constitution Rd Meadowbank Under the draft Plan the property is</p>	<p>Council resolved on 14 February that an amended s65 Certificate be requested from DoPI that does not</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		zoned SP2. As the land is no longer required for electricity infrastructure purposes and the intention is to sell the land it is requested that the land be rezoned R4 in line with adjoining properties.	rezone any current SP2 land to any other purpose. This request was supported by DoPI. As such it is not considered that Council should support the rezoning of the land to R4.	
	Other submissions			
	West Ryde Town Centre			
11	D11/5260	Properties located at 6-8 Wattle St, 80 Anzac Ave, 29 – 33 Herbert St should have the same FSR as properties along Herbert St – 1.25:1.	In the development of the draft LEP DoPI advised Council that the existing residential flat development density controls in LEP 2010 were no longer acceptable (they had been a transfer from the Ryde Planning Scheme into LEP 2010) and that it would be necessary to replace such controls with an FSR. Based on examination of existing developments in the R4 zone a FSR of 1:1 was determined to be an appropriate based on the nature of uses permitted in the zone (predominately residential flat buildings). The land referred to in	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
12	D11/6631	Properties fronting Anzac Park should have the same FSR as 4 storey units along Herbert St.	Herbert Street is zoned B4 – Mixed Business and permits a variety of different land uses .An FSR of 1.25:1 applies to all land at West Ryde with a zoning of B4. The FSR proposed for the subject sites (6-8 Wattle St, 80 Anzac Ave, 29 – 33 Herbert St) within the draft Plan is considered appropriate in view of the zoning of the land. The same comment as above. Note; Properties fronting Anzac Park are zoned R4 whilst properties on the southern side of Herbert Street is zoned B4 Mixed Use.	
13	D11/7248	Re consider and amend FSR to 1.25:1 for properties along Anzac Ave to make it the same as the FSR for Herbert St.	The same comment as above.	
	Eastwood Town Centre			
14	D11/5745	Not sure what relevance the Eastwood Town Centre Master Plan Review has with LEP 2011 – The Master Plan boundaries should be expanded to	A new Master Plan for the Eastwood Town Centre is presently being developed and includes areas of R4 land on the eastern side of	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		<p>areas now zoned R4 (south of May St to Blaxland Rd and Rowe Lane and on the northern side of First Ave) – these areas should be zoned B4 with associated FSR and height. Consideration should be given to rezoning the R2 areas adjacent areas to the Centre south of Rutledge St to R4. Eastwood should be given same development potential as Ryde Town Centre and divided into Precincts like Ryde Town Centre.</p>	<p>Eastwood. Based on the Small Centres Study the commercial area of Eastwood has been expanded in DLEP 2011 to the northern side of Glen Street and has resulted in the rezoning of land from R2 to B4 and R4. Further changes to Eastwood will be addressed in the Master Plan presently being developed</p>	
15	D11/17019	<p>Inclusion of Lakesid Rd and Glen St in Eastwood Town Centre gives Eastwood a natural way to grow .</p>	<p>Comments in support of DLEP 2011 amendments are noted.</p>	
16	D11/34751	<p>The new addition to the Eastwood Area within the draft Plan could highly enhance lifestyle of local area by improving the issue of parking around Eastwood and developing a better environment (both commercial and residential).</p>	<p>Comments in support of DLEP 2011 amendments are noted.</p>	
17	D11/37510	<p>Parking in Lakeside is difficult – area</p>	<p>Comments in support of DLEP 2011</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
18	D11/43818	will benefit from expanding the commercial precinct. Support changes to Eastwood – regeneration of the accommodation at the edge of the commercial are is needed.	amendments are noted. Comments in support of DLEP 2011 amendments are noted.	
	Gladesville Town Centre			
19	D11/12126	Commend Council on retaining R2 zoning for 44, 46 & 48 Eltham St Gladesville.	Comments in support of DLEP 2011 amendments are noted.	
20	D12/14912	Heights within all Precincts are too high – particularly Town Centre Precinct. Comments relating to the provisions in the DCP including traffic and pedestrian safety issues with respect to Gladesville Public School, traffic management and access to Victoria Rd and insufficient green space for the imposition of a corridor of 6 and 8 storey buildings	The heights for the Gladesville area in DLEP 2011 are a straight transfer of heights gazetted in LEP 2010 – Gladesville Town Centre and Victoria Rd Corridor. Issues relating to Draft DCP 2011 have been included in the report to Council on the review of that Plan.	
	Meadowbank Urban Village			
21	D11/28237	21 – 24 Railway Road Meadowbank.	Under LEP 2010 the property has a maximum height of 15.5m (4	
22	D11/54697	A 10 storey building form is suitable for		

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
23	D11/30379	<p>the site as it would provide a sense of solidity to strengthen the corner of the existing building fabric. Draft LEP proposed height control of 21.5m equates to 6 storeys – this is inconsistent with the most recent recommended heights for the land of 9 storeys. DLEP recommends a FSR for MEA – these have not been subject to any comprehensive study. The proposed FSRs are based on an approximated Precinct – wide FSR approach – this level of testing is considered to be too basic. The site is located within the Station Precinct which is comprised of small sites with little opportunity for amalgamation. A precinct wide FSR with low building heights will not encourage future development of smaller sites</p> <p>Supports proposed LEP controls in relation to land bounded by Railway Rd, Constitution Rd, Faraday Lane and Underdale Land. A development proposal for 1- 18 Railway Rd Meadowbank is provided and includes a</p>	<p>storeys) and no FSR control. Under DLEP 2011 the maximum permitted height is 21.5m (6 storeys) with a FSR of 2.3:1.</p> <p>Heights and FSRs for all of Meadowbank were reviewed in Ryde Local Planning Study 2010 - Centres and Corridors that was adopted by Council on 7 December 2010.</p> <p>When considering the Ryde Local Planning Study, Council directed that the LEP building heights in Shepherd's Bay should accommodate 6 storeys maximum. The council adopted Local Planning Study formed the basis of DLEP 2011.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
24	D12/8778	<p>traffic assessment and stormwater disposal assessment.</p> <p>Concerned that the land along the Shepherds Bay area has been designated as a long strip of 21m and 15m height buildings which will lead to a long wall of building rather than a stepped plane. A central open parkland area which links the River to the land behind and which would provide for overflow drainage for the land behind should be considered. Developers if allowed will maximise the height of their development and have no concern for those further up the hill.</p>	<p>Draft DCP 2011 – 4.2 Shepherds Bay provides design controls to ensure variation and architectural relief will be provided to individual developments. Also the DCP requires setbacks and landscaping within all such developments.</p>	
	Macquarie Park			
25	D11/29320	<p>Rectification of previous error with respect to the southern side of Peachtree Rd has failed to eventuate.</p>	<p>Council resolved to include changes to both the FSR and Parking requirements for Peach Tree Rd in draft LEP 2010 – Amendment 1</p>	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
26	D11/51183	Cottonwood and Lachlan Avenue – Council should consider rezoning the two areas from 6 storeys to 10 plus storeys similar to the corners next to the train station to encourage development ..	<p>Macquarie Park . In accordance with the requirements of DoPI housekeeping matters in DLEP 2010 (Amendment 1) were required to be incorporated into DLEP 2011. DLEP 2011 Floor Space Ratio Map and Macquarie Park Parking Restrictions Map incorporate the amendments to Peach Tree Rd.</p> <p>A review of the planning controls in the Macquarie Park Corridor is currently being undertaken (Draft LEP 2010 (Amendment 1)).The submission will be addressed as part of this process</p>	
	Ryde Town Centre			
27	D11/30377	Submission supports rezoning of properties 3 Parkes Rd and 158 – 186 Blaxland Rd Ryde to B4 Mixed Business.	Council on 13 December 2011 resolved that in relation to 158 – 194 Blaxland Road Ryde to request an amended s65 Certificate from DoPI reverting the zoning, height and floor space	

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
28	D11/71454	46 Gladstone Ave Ryde and adjacent property is zoned R4 with a 9.5m maximum height . Height should be increased to 14m or a minimum 11.5m to capitalise on views and to align with the other side of Victoria Rd . Increased height would increase development potential.	<p>controls for 158 – 194 Blaxland Road Ryde to those that apply under LEP 2010 i.e. zoning 158 – 180 Blaxland Road R2 Low Density Residential and 182 – 194 Blaxland Road R4 High Density Residential.</p> <p>DoPI supported the request and the subject properties have reverted to their zoning under LEP 2010 i.e. R2. SP2 and R4 and related FSR and Height controls.</p> <p>Under the Ryde Planning Scheme the subject area and surrounds was zoned 2(c1) and a maximum of a 2 storey building was permitted on all such land. This was converted to a maximum height of 9.5m under LEP 2010 and has been maintained in DLEP 2011. Adjoining properties to the rear and to the south of the site are zoned R2 with a 9.5m height limit. Zoning, heights and FSRs for all of Ryde Town Centre were reviewed in</p>	

ITEM 6 (continued)

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
29	D11/100801	Raising height levels along Blaxland Rd is an attack on the lifestyle of the people who live in adjoining streets such as Dunbar, Colston, Hinkler and Samuel. Residents in Samuel Street have very small backyards and will be faced with a concrete jungle.	<p>Ryde Local Study 2010 - Centres and Corridors that was adopted by Council on 7 December 2010. The controls within DLEP 2011 for the site reflect the recommendations of the Study.</p> <p>Council on 13 December 2011 resolved with respect to 158 – 194 Blaxland Road Ryde to request an amended s65 Certificate from DoPI reverting the zoning, height and floor space controls for 158 – 194 Blaxland Road Ryde to those that apply under LEP 2010 . DoPI supported the request and the subject properties have reverted to their maximum heights under LEP 2010 i.e. maximum height for 158 – 174 Blaxland Road 9.5m and 182– 194 11.5m.</p>	
30	<p>D11/103540 D11/103544 D11/106145 D11/106155 D11/112469</p>	<p>Pro forma 1 – Total number of submissions 210 Retain Civic Centre as public land and rebuild if necessary. Objects to two 24 storey towers.</p>	<p>This is a matter that related to the Planning Proposal for the Ryde Civic Precinct that was considered by Council on 14 February 2012. It should be noted that Ryde LEP 2010 (Amendment 2) which was gazetted</p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			<p>on 2 March 2012 amended the Height of Buildings Map with respect to the Ryde Civic Precinct to a maximum height of 75m and reduced the nett usable floor area permitted in the Precinct from 100 000sqm to 60 000sqm (<i>Schedule 6 Planning controls for Ryde Town Centre precincts</i>).</p> <p>With respect to DLEP 2011 the following is to be noted:</p> <ol style="list-style-type: none"> 1. DLEP 2011 does not amend the height controls presently available to the subject land under LEP 2010. 2. DoPI required that the floor space (FS) controls for Ryde Town Centre be provided as a floor space ratio (FSR) on the FSR Maps rather than a floor area defined by square metres. As a result the nett usable floor areas specified for Precincts 1 and 2 in LEP 2010 (60 000sqm & 150 000sqm respectively) were converted to a gross floor area and then converted into a ratio on the 	

ITEM 6 (continued)

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			<p>FSR Maps. It should be noted that Precinct 1 is divided into 3 FSR areas which are:-</p> <ul style="list-style-type: none"> - 150 – 156 Blaxland Rd (carpark sites) – 2.2:1 - 1 Devlin Street – 4.37:1 and - 1 Devlin Street (area containing access ramps) 0:1 (no development permitted) <p>The matter of the sale of public land is not a matter relevant to DLEP 2011.</p>	
31	General D11/9867	<p>Request period for community comment be at least 3 months from February 2011 and including 2 months for formal exhibition under EP& A Act.</p> <p>The finalisation of the LEP should not be at the cost of adequate community consultation</p>	<p>The exhibition process and community consultation that was undertaken for DLEP 2011 has been discussed in the report .</p> <p>As a result of the original s65 having a number of conditions which Council was unprepared to support and discussions with DoPI to review such conditions the exhibition of DLEP 2011 was unable to commence until 30 May 2012. DoPI</p>	

ITEM 6 (continued)

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
32	D11/19473	<p>Council has gone along with State Government requirements that SP2 land be rezoned to the adjoining zoning, permitting building within the foreshore building line and zoning all roads residential without significant objection.</p> <p>Council is remiss in its obligation for community consultation unless it provides at least 3 months for the community to consider the Draft LEP and staff recommendation, including workshops , community kiosks, and public meetings.</p> <p>“Will country link road from Eastwood to North Ryde be built? Will the</p>	<p>are requesting that the draft Plan be finalised as soon as possible.</p> <p>Council resolved on 14 February that an amended s65 Certificate be requested from DoPI that does not rezone any current SP2 land to any other purpose. This request was supported by DoPI.</p> <p>As such all land zoned SP2 in LEP 2010 has been maintained in DLEP 2011 with the exception of SP2 land under a specific resolution such as 390 Pittwater Rd and SP2 Classified Road changes requested by the RTA.</p> <p>The exhibition process and community consultation that was undertaken for DLEP 2011 has been discussed in the report.</p> <p>The link between Eastwood to Epping Road is under the control of</p>	

ITEM 6 (continued)

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Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
33	D11/12073	<p>development at Whiteside for Urbis affect the possible road being built and who is responsible for traffic flow?"</p> <p>Request that 208 Epping Rd , 131 & 133 Herring Rd by rezoned to permit a medical facility. The current property 133 Herring Rd is a medial centre with one practitioner – vision is to use the adjoining properties to redevelop as a health centre with 6 or more doctors.</p>	<p>the R&MS and construction is at their discretion. All required land for the construction of the link would have been identified by the RTA for inclusion in the Land Reservation Acquisition Map. The development at Whiteside Avenue us under Part 3A of the EP&A Act and DoPI is the determining body.</p> <p>Approval was given by Council in 1999 for use of the property 133 Herring Rd Marsfield as a <i>professional consulting room</i>. Access to parking on the site is via Herring Road in close proximity to the intersection of Herring and Epping Roads. Adjoining properties 131 Herring Rd and 208 Epping Rd contain dwelling houses. The property opposite is presently used as a hotel and a planning proposal has been submitted for the expansion of uses on the site to include a retail outlet. The expansion of uses on the three</p>	<p>Recommended Action Add to <i>Schedule 1 Additional permitted uses</i> 131 & 133 Herring Rd and 208 Epping Road – development for the purposes of a medical centre is permitted with consent.</p>

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			<p>properties to include a medical centre is considered reasonable in that:</p> <ul style="list-style-type: none"> ➤ Part of the land is presently being used with Council consent as a doctor's surgery ➤ Development of all three sites would result in a better traffic and parking outcome in that access could be relocated further away from the intersection of Epping and Herring Rds. 	
34	D11/14222	Property owner in Glen Street Eastwood agrees with Plan.	No response required.	
35	D11/14224	Property owner in Glen Street Eastwood agrees with Plan.	No response required.	
36	D11/48053	Objects to blanket prohibitions that exist within DLEP which fail to recognise "advertising signage" as a legitimate	All zones within DLEP 2011 allow for either business identification signs or building identification signs, all other	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
37	D11/74903	<p>land use activity. Inconsistency of the Draft LEP with SEPP No.64</p> <p>Draft LEP places unreasonable restraint of trade on Outdoor Media Association members and that such restraints cannot be substantiated under competition policy in a free enterprise economy.</p> <p>Present controls prevent operating food business from a dwelling house – controls should be changed.</p>	<p>signage is prohibited. Signage as a land use if permitted would allow third party advertising (advertising not related to the land use or the building that the sign is located on) <i>SEPP 64- Advertising and Signage</i> does not override a prohibition on the display of signage that is contained in another environmental planning instrument such as DLEP 2011 (other than clause 16 which relates to Transport Corridors). Third party advertising is considered unsuitable within areas other transport corridors because of visual amenity issues.</p> <p>Home businesses and Home industries are defined as a business and industrial activity respectively that is carried out in a dwelling used by one or more permanent residents of the dwelling that does not involve:</p> <ul style="list-style-type: none"> - the employment of more than 2 people other than the residents, - the sale of items 	<p>Recommended Action Home business, Home industries be added as permitted with Council consent in the R2, R3 and R4 zone.</p>

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			<p>(except for those produced at the dwelling) ,</p> <ul style="list-style-type: none"> - interference with the amenity of the neighbourhood - exposure of unsightly matter - the exhibition of any signage <p>A Home occupation is an occupation carried out in a dwelling that does not involve the employment of persons other than residents. Home occupations are permitted without consent in all residential zones however home industries and home businesses are prohibited under the land use table in all residential zones except R1 General Residential.</p> <p>Under SEPP (Exempt and Complying Development Codes) 2008 home businesses, home industries and home occupations that do not involve the manufacture of food products or skin penetration procedures is exempt development. Council has received numerous enquiries with respect to being able</p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
38	D12/11286	390 Pittwater Rd – Bundara Reserve Supports zoning of land to R2 and E2 - R2 should be upgraded to reflect current one storey , single residential dwellings.	<p>to carry out cake making and other food preparation activities which are defined as a home industry and prohibited under the land use table and not permitted as exempt development.</p> <p>It is considered that as all other forms of home business and home industry are permitted by virtue of the SEPP the land use table for the R2 , R3 and R4 zones should be amended to include both home industries and home businesses. It is also considered that a policy document such as a fact sheet relating to such activities should be undertaken.</p> <p>Existing land adjoining Bundara Reserve to the east is zoned R2 the same as part of 390 Pittwater Rd. The zone allows dwelling houses, multi dwelling developments and dual occupancy (attached) buildings of up to 9.5m in height.</p>	
39	D12/12255	Concern over viability of IN2 zone. Council should review the prohibited list.	Under DLEP 2011 the IN2 zone permits with consent a number of	Recommended Action <i>Wholesale supplies and</i>

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
		<p>Uses that should be allowed with consent include: Bulky goods premises Wholesale supplies Hardware and building supplies Storage premises Recreational facilities – indoor Emergency services facilities</p>	<p>new land uses such as funeral homes, hardware and building supplies, landscaping material supplies and storage premises. Under SEPP (Infrastructure) emergency service facilities are permitted in the zone (the use is listed as <i>prohibited</i> in the land use table in DLEP 2011 and should be deleted to be in accordance with the SEPP).</p> <p><i>Wholesale supplies</i> which are defined as a building or place used for the display sale or hire of goods by wholesale only to business that have an ABN registered under a 1999 tax Act is considered to be very similar in nature to a <i>warehouse or distribution centre</i> (defined as a building used for the sorting or handling items pending their sale but from which no retail sales are made). As such it is considered to be a suitable use with council consent in the IN2 zone.</p> <p>Bulky goods premises is defined as</p>	<p><i>Recreation facility (indoor)</i> be added to uses permitted in the IN2 Light Industrial zone. <i>Emergency services facility</i> be deleted from the prohibited list of land uses for the IN2 Light Industrial zone.</p>

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
			<p>a building used for the sale , hire or display of bulky goods being of such size or weight to require a large handling display area and includes goods such as floor and window supplies , furniture , household electrical goods and swimming pools. Under <i>Schedule 1 Additional permitted uses</i> a bulky goods premises is permitted at 461 Victoria Rd. This was based on a submission to and a recommendation of the Ryde Local Planning Study that was adopted by Council on 7 December 2010 . DoPI on 20 June 2012 advised Council of the following;</p> <p><i>“Our preference is to exclude bulky goods retail from industrial zones as an additional use across the zone because the inclusion of 'bulky goods' is now considered fundamentally to be a retail use that is likely to reduce the amount of industrial land</i></p> <p><i>The preference now is to either:</i></p> <ol style="list-style-type: none"> <i>1. cluster permissibility of these uses in a suitable area (close to commercial is ideal but may not</i> 	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
40 41	D12/12261 D12/12263	Recommend that Height and FSR for Putney Village area be increased .	<p><i>be achievable) and to give them a B5 zoning or</i></p> <p><i>2. allow the use by a Schedule 1 amendment for the particular site based on suitability criteria (less preferable but less damaging to the whole zone)</i></p> <p><i>In either case the PP should assess the proposal against the Employment Lands Development Program Strategic Assessment checklist”</i></p> <p>The retail nature of bulky goods and its likely impact on reducing the land available for industrial uses is such that they should be considered on an individual basis through Planning Proposal.</p> <p>A number of indoor recreation facilities exist within the industrial areas of Ryde and are considered a use that should be permitted with Council consent.</p> <p>As part of the Ryde Local Planning Study 2010, a Small Centres Master</p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
42 43 44 45	D12/12262 D12/12265 D12/12264 D12/12267	Many existing properties are already at a FSR of 1:1. The building height in the Village should be increased to 3 storeys. The increase in development potential is justified as the development of Ryde Rehab Centre will increase demand on existing shops.	<p>Plan Study was undertaken by a consultant to consider the long term planning of five small centres one of which was Putney village. A preliminary analysis of these centres was presented to a Councillor workshop on 26 June 2010. As an outcome of the Councillor workshop it was recommended that no changes be made to the existing planning controls for Putney village and Denistone Station. This was supported at the Committee of the Whole meeting 3 August 2010 when the preliminary draft master plan study was presented to Council.</p> <p>An overall increase in floor space for all small centres from 0.5:1 to 0.8:1 to reflect existing built form was part of the recommendations of the Ryde Local Planning Study adopted by Council in December 2010.</p>	
46	D12/8286	Update Land use matrix by using July 2011 version 3 of the DPI Land Use Matrix	The version of the Matrix that was available during the community comment exhibition period was the	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
47	D11/112603	The submission strongly objects to rezoning of SP2 land for housing, commercial etc. This effects the playing fields at Small Road Ryde which are currently used by the community for a variety of recreational activities.	<p>relevant matrix to use at that time. The matrix on formal exhibition is in accordance with latest version released from DoPI known as <i>Land Use Matrix DOP version 3.0</i>.</p> <p>Council resolved on 14 February that an amended s65 Certificate be requested from DoPI that does not rezone any current SP2 land to any other purpose. This request was supported by DoPI.</p> <p>As such all land zoned SP2 in LEP 2010 has been maintained in DLEP 2011 with the exception of SP2 land under a specific resolution such as 390 Pittwater Rd , North Ryde and minor SP2 Classified Road boundary changes requested by the RTA.</p>	
48	D11/100559 D11/100570 D11/100641 D11/100660 D11/101548	Pro forma 2 - Total number of submissions 2739. The <ul style="list-style-type: none"> - Civic Centre should be retained as public land. High rise towers are not 	See comments for Submission No. 30..	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
	D11/101555 D11/101562 D11/102121 D11/102129 D11/102134 D11/102813 D11/103557 D11/103635 D11/103637 D11/103639 D11/104644 D11/104658 D11/105765 D11/105770 D11/105883 D11/105900 D11/105922 D11/105927 D11/105944 D11/105962 D11/105969 D11/105975 D11/105980 D11/105990 D11/105993 D11/105997 D11/106002 D11/106005	<p>supported on the civic centre site.</p> <p>- All open space should be kept for parks, gardens , green links , bushland restoration and playing fields.</p> <p>- All Special Uses zonings should be retained so that the people of Ryde have a real say in the future of land presently used for schools, hospitals, churches and other community uses.</p>	<p>DLEP 2011 identifies 3 new properties to be acquired by Council for open space purposes one of which is 28 Argyle Avenue Ryde within the Ryde Town Centre.</p> <p>Areas where a change in zoning from RE1 to another zone has occurred under DLEP 2011 is;- -160- 162 Wicks Road Macquarie Park (Porters Creek Waste site) Council resolved on the 24/8/2010 to rezone the land IN2 Light Industrial - 55A Pellisier Road Putney (Dwelling house). Council resolved on the 16/11/2004 to zone the subject land to Residential 'A'.</p> <p>Council resolved on 14 February that an amended s65 Certificate be requested from DoPI that does not rezone any current SP2 land to any other purpose. This request was supported by DoPI.</p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
	D11/106008 D11/106011 D11/106015 D11/106019 D11/106035 D11/106036 D11/106040 D11/106065 D11/106074 D11/106112 D11/106118 D11/106124 D11/106155 D11/106163 D11/106449 D11/106451 D11/106474 D11/106476 D11/106572 D12/14979 D12/14972 D12/14970 D12/14966 D12/14961 D12/14960 D12/5106 D12/5100 D12/5093	<ul style="list-style-type: none"> - Request that all of the Field of Mars Reserve and Wildlife Refuge be zoned E2 Environmental Conservation. Council must fully restore the Reserve and remove the zoning that allows playing fields and other such development in part of the Reserve. 	<p>As such all land zoned SP2 in LEP 2010 has been maintained in DLEP 2011 with the exception of SP2 land under a specific resolution such as 390 Pittwater Rd and SP2 Classified Road changes requested by the RTA.</p> <p>Council on the 5 May 2009 resolved in part with respect to the then draft LEP 2010 the following with respect to the E2 zoning.</p> <p><i>(c) That Draft Ryde Local Environmental Plan 2008 be amended as follows:(iii) to apply E2 zoning to all land in the city of Ryde categorised as bushland under Section 36 of the Local Government Act, 1993.</i></p> <p>Field of Mars Reserve and Wildlife Refuge has been predominately zoned E2 in accordance with the above resolution. Note: The Field of Mars Plan of Management that was adopted by Council on 9 September 2009 identifies that for the majority of the land categorisation under the</p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
	D12/880 D12/8493 D12/8660 D11/109466 D11/112298 D11/112443 D11/112444 D11/112465 D11/112783 D11/113694 D11/114022 D11/114648 D11/115094 D11/115096 D11/115098 D12/823 D12/880 D12/5093 D12/5106 D12/6799 D12/7743 D12/8493 D11/109468 D11/111132 D11/111133 D11/111165 D11/111167 D11/111169		Local Government Act is not required as the land in the ownership of the Crown . The areas which are categorised are indicated as Natural Area – Bushland , Natural Area – Wetland and Parks. The area zoned RE1 in DLEP 2011 equates to the area indicated as Park in the Plan of Management for the areas that require categorisation. Additional areas which are categorised as Park under the generic Plan of Management for the Field of Mars (which are identified as not requiring classification under the 2009 Plan) are also zoned RE1 Public Reserve in DLEP 2011. They represent a small percentage of the overall area of the Park. The E2 and RE1 zoning of the Field of Mars under DLEP 2011 will be retained.	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
	D12/824 D12/830 D12/832			
	Dual Occupancy (attached)			
49	D11/17055	The submission agrees with strata subdivision of duplex sites but states that it is impossible to find sites which are 20m wide – the requirements should be reviewed and it is suggested that a block 16m wide and 700sqm is more realistic.	<p>The Ryde Planning Study 2010 – Housing study states the following with respect to the requirement of a 20m frontage for dual occupancy developments.</p> <p><i>A slightly higher minimum lot size together with a 20 metre minimum frontage width would deliver better design outcomes, particularly with regard to compatibility with existing streetscapes, landscape and deep soil areas, as well as the placement of garages and other car parking structures.</i></p> <p><i>If an increased minimum lot size for duplex buildings was introduced, the number of sites available for duplex developments would significantly</i></p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
50 51	D11/21257 D11/28657	The submission supports separate title for duplex buildings	<p><i>decrease.(P4 – 72).</i></p> <p>Council on the 7 December 2010 adopted the following recommendation from the RPS 2010 <i>Introduce a control to require a minimum street frontage of 20 metres for duplex developments. (P 9- 13)</i></p> <p>It is recommended that the control for 20m street frontage for dual occupancies be retained.</p> <p>Comments in support of the DLEP 2011 amendments are noted.</p>	
52	D11/28575	<p>The proposed controls for dual occupancy and multi dwelling housing are no different from those in the current DCP.</p> <p>Linear separation has been removed but controls now greatly limit smaller duplex buildings – Council is very aware that the majority of land in Ryde has a less than 20 metre frontage.</p>	Same as comment to D11/17055 (Submission No. 49).	
53	D11/38808	Do the LEP provisions for duplex		

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
54	D11/40487	<p>subdivision and minimum lot size for dual occupancy and multi dwelling housing mean that all duplex approved between 1996 and the adoption of the new rules will be able to be strata titled or only those with 20m frontages. – the wording is confusing and should be changed.</p> <p>All duplex past , present future should be able to be subdivided.</p> <p>Greater land area of width of block does not equal good design.- objects to statement in clause 4.1C.</p> <p>Supports amendment to enable strata subdivision of dual occupancy</p>	<p>Clause 4.1B of DLEP 2011 permits the subdivision of dual occupancy development or duplex buildings in the R2 zone subject to the land being a minimum 580m². There is no reference to a minimum frontage. The minimum area stipulated has been in place as a control for the development of dual occupancy developments for many years and is intended to support <i>Clause 4.1C Minimum lot sizes for dual occupancy and multi dwelling housing</i> of DLEP 2011. The clause requires a minimum area of 580m² for a dual occupancy development. Previously approved dual occupancy or duplex developments would be capable of being subdivided subject to the land being the minimum area of 580m².</p> <p>Under <i>Clause 4.6 Exemptions to development standards</i> of DLEP 2011 Council can consider a variation to the 580m2 requirement on a case by case situation.</p> <p>Comments in support of the DLEP</p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
55	D11/54188	(attached) developments. Supports amendment to enable strata subdivision of dual occupancy units.	2011 amendments are noted. Comments in support of the DLEP 2011 amendments are noted.	
56	D11/72921	Supports amendment to enable strata subdivision of dual occupancy developments.	Comments in support of the DLEP 2011 amendments are noted.	
57	D11/55840	Supports amendment to enable strata subdivision of dual occupancy developments. However does not support requirement for a 20m frontage for future dual occupancy developments. Potential for dual occupancy development will be substantially dropped by the introduction of a 20m frontage. This does not help young couples or older people to resolve housing problems.	See comment to D11/17055 (Submission No.49) .	
58	D11/94124	Supports amendment to enable strata subdivision of dual occupancy developments – it will attract more developments in the area and ease the high demand of housing.	Comments in support of the DLEP 2011 amendments are noted.	
59	D11/98005	Minimum frontage of 20m is excessive – should be reduced to 16m which will put it in line with SEPP (Exempt and	See comment to D11/17055 (Submission No.49)	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
60	D12/5840	<p>Complying Developments).</p> <p>Supports amendments to enable strata subdivision of dual occupancy developments. It is a practical and achievable outcome that affordable and improved housing choices which blend in with the local environment, natural bush setting and developed formal setting.</p>	<p>Comments in support of the DLEP 2011 amendments are noted</p>	
61	D11/42403	<p>Supports strata subdivision of existing duplexes</p>	<p>Comments in support of the DLEP 2011 amendments are noted</p>	
	Multi dwelling housing			
62	D12/11779	<p>74 Marsden Rd Ryde Current DCP does not allow multi dwelling housing on site because of an existing adjoining development. Current linear separation rules are not fair.</p>	<p>Linear separation is not a control within DLEP 2011 or LEP 2010. Linear Separation is a control applying to multi dwelling housing and dual occupancy developments under Development Control Plan 2010. Based on the recommendations of the Local</p>	

ITEM 6 (continued)

ATTACHMENT 3

Sub No.	Subject/ Trim Ref	Issue	Comments	Recommended Action
63 64	D12/3813 D12/3816	11 & 15 Vimiera Rd Eastwood Land cannot be developed for multi dwelling housing as it is subject to the linear separation control. Request Council considers removal of linear separation because: -the land represents the only two blocks that have the potential to be developed between Blaxland Rd and Bertram St. -Adjoining properties of duplexes and villa homes -Size of two blocks are out of character with adjoining lands due to large size - All amenities within walking distance t	Planning Study adopted by Council in December 2010 the control has been deleted from Draft DCP 2011 with respect to both multi dwelling housing and dual occupancy developments. See comment above.	
	Heritage			
65	D12/33787	Supports the removal of 32 Gaza Road West Ryde from Maxim Street Heritage Conservation Area	Comments in support of the DLEP 2011 amendments are noted.	

ITEM 6 (continued)

ATTACHMENT 4

Table 2 –Formal Exhibition Submissions – 30 May – 13 July 2012

Notification Submission – Summary

Total Number of Submissions received

- 247 Submissions including 71 Pro forma letters and 2 petitions

Notification Submission – Summary

Abbreviations used

LEP –Local Environmental Plan

DCP – Development Control Plan

DoPI – Department of Planning and Infrastructure

R&MS – Roads and Maritime Services

Submission to Formal exhibition

	Trim No/ Subject	Issue	Comments	Recommended Action
	Ryde City Council			
	D12/51859 D12/53019	Public Works Group 130 Talavera Rd Macquarie Park Under DLEP 2011 the land is zoned B7 Business Park as is land immediately adjoining to the south east. All other land to the south east and south west is proposed to be zoned B4 Mixed Use.	The land is; <ul style="list-style-type: none"> ➤ Zoned B7 Business Park under DLEP 2011 ➤ A deferred matter under LEP 2010 and ➤ zoned Open Space under the RPS. As a result of the construction of the M2 portion of Christie Park (130	

ITEM 6 (continued)

ATTACHMENT 4

.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>The submission requests the rezoning of the land to B4 Mixed Use as the proposed B7 zoning will isolate the land from the rest of the B4 zone and there appears to be no planning justification for this . FSR and heights proposed for the land are consistent with the adjoining B4 zone.</p> <p>A mixed use zoning ie B4 would be more appropriate and allow suitable uses such as Tourist and visitor accommodation.’</p> <p>Bulky goods development</p> <p>Student housing.</p>	<p>Talavera Rd) was severed off from the main area of the park. The severed land adjoins land owned by DoPI who approached Council to do a joint rezoning of the land with a view to disposing of both parcels. (this would necessitate the reclassification of the land to Operational).</p> <p>A public hearing was held on 12 November 2004 in respect of the reclassification and Council on the 14 December 2004 resolved in part that the public be invited to participate in the development of options for the use of the land.</p> <p>Disposal of the land was deemed the most suitable option with the land being rezoned in line with the zoning of the adjoining DoPI land ie equivalent B7 zoning. Council on the 4 October 2005 resolved that the subject land be rezoned 3(f) Business Special (Research and Development) . The 3f zone was considered the appropriate</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
			<p>zone for the site as it was the dominant zoning in this area of the corridor. The 3f is equivalent to the B7 zone in the SI and reclassified to Operational Land.</p> <p>In view of the level of community involvement in the decision made on the zoning the land from RE1 to B7, reclassification of the land and the connection of the land to the adjoining DoPI owed site it is not considered appropriate to rezone the land B4 as part of DLEP 2011.</p> <p>The land is located in the Macquarie Park Corridor and the planning provisions for the corridor and currently under review and are being considered separately to DLEP 2011. The requested rezoning will be considered as part of the review of the existing controls in the Corridor (review of DLEP 2010 Amendment 1) this will be reported to Council later in</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53001 D12/53000	<p>Public Works Group Submission wishes to ensure that the LEP will allow for Council to provide outdoor advertisement/sponsorship signage on land that is owned by or under the care control and management of Council. At present the blanket prohibition of general advertising is considered to inflexible.</p> <p>Providing such signage will allow Council to make a financial return that can support council facilities and services</p> <p>Submission requests - Schedule 1 Additional permitted uses be amended to allow signage on Council land permissible with consent and - an amendment is sought to SEPP 64 which prohibits such signage from land zoned RE1</p>	<p>2012/2013.</p> <p>All residential, business, industrial and recreation zones within DLEP 2011 allow for either business identification signs or building identification signs, all other signage is prohibited ie third party or general advertising. It is considered for the community to have an opportunity to consider an expansion of land uses on Council owned land to permit general advertising a planning proposal (pp) should be submitted. Prior to such a pp Council should request advice from DoPI with respect to any proposed exemption it may require to overcome constraints that exist though SEPP 64- Advertising and Signage.</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52964 D12/52900	<p>Public Recreation.</p> <p>Staff and Management are aware of the need for such signage to be carefully controlled and as such would look to the preparation of a policy or code to manage such development.</p> <p>Public Works Group Request for the rezoning of a number of Council properties to residential and business zones and the increase in permitted height on Council's Operations Centre in Constitution Rd Meadowbank</p>	<p>The properties that have been identified for rezoning are zoned under DLEP 2011 SP2, R2, B1, and RE1. Council resolved on 14 February 2012 that an amended s65 Certificate be requested from DoPI that does not rezone any current SP2 land to any other purpose. This request was supported by DoPI.</p> <p>Based on the Council resolution the rezoning of SP2 land is not supported. It is considered that to enable comprehensive consideration of the rezoning of council land and to allow appropriate community comment a planning proposal should be submitted for all other requested rezoning and</p>	

ITEM 6 (continued)

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.	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52489	<p>Environment Group Request changes to the following clauses 1.2 Aims of Plan (e) to improve access to the City, facilitate the maximum use of public transport and encourage walking and cycling” add “... minimise vehicle kilometres travelled ...” Amend objectives for B3 and B4 zoned to include ““... minimise vehicle kilometres Travelled. Amend objective of B6 zone “ To promote sustainable development including public transport use, living and working environments” to include reference to <i>minimised vehicle kilometres travelled,</i></p>	<p>changes to existing development standards.</p> <p>The proposed amendment relates to the use of car pooling and working from home and is considered appropriate.</p> <p>The subject objectives are mandated under the SI and cannot be amended.</p> <p>It is considered the requested amendment is too detailed and covered by the wording in the objective which makes reference to such land comprising living and working environments.</p>	<p>Amend Clause 1.2(2)(f) to read “ to improve access to the city, minimise vehicle kilometres travelled, facilitate the maximum use of public transport and encourage walking and cycling”</p>

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
		<p><i>maximised public transport patronage and walking and cycling.</i></p> <p>Amend Clause 6.6 (f) <i>Environmental Sustainability</i> to include more examples of transport initiatives to reduce car dependence.</p>	<p>The proposed amendment is considered reasonable.</p>	<p>Amend Clause 6.6 (f) to read <i>“Transport initiative to reduce car dependence such as providing bicycle and pedestrian facilities, car share /carpool/small vehicle parking spaces and public transport information and the development of a workplace travel plan.”</i></p>
	Govt. Agencies			
	D12/45533	<p>NSW Rural Fire Service Raises concern with respect to Home – based childcare being permitted without consent in the land use table. This type of development is classed by RFS as Special Fire Protection Purpose and requires an assessment under section 100B</p>	<p>Home based child care centres are considered exempt development under the SEPP (Exempt and Complying) Codes except if the use is proposed to occur on bushfire prone land. Under DLEP 2011 the use is permitted without consent in all residential zones and a number of business zones.</p>	<p>Home based child care centres where permitted without consent in the land use table be made development permitted with consent.</p>

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	Trim No/ Subject	Issue	Comments	Recommended Action
		of the Rural Fires Act 1997. Home based childcare should be permitted with consent only. -	It is considered to satisfy the requirements of the RFS home based child care centres should be listed as <i>permitted with consent</i> in all zones.	
	D12/43533	Hornsby Shire Council Thank you for the opportunity to comment. Council has no comment on the draft LEP or draft DCP.	No response required	
	D12/48489 D12/48484	Health – Northern Sydney Local Health District Commends Council on aims and objectives of specific zones and activities such as smoking being prohibited in an outdoor dining area. - Requests the addition of a number of new objectives to zones and the aims of plan relating to healthy life style and healthy design.	Aims and objectives in the LEP have been developed in accordance with the strict guidelines provided by DoPI and in consultation with their Legal team. It is considered that the suggested objectives are more suited to being included in DCP 2011.	

ITEM 6 (continued)

ATTACHMENT 4

.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>Requests</p> <ul style="list-style-type: none"> - Clause 4.5B(c) Macquarie Park Corridor be expanded to read <i>“To encourage greater public transport and active transport options”</i> - Clause 6.6 (f) – Environmental Sustainability be expanded to include the need for a workplace travel plan - the inclusion of new dictionary terms relating to Health, Healthy Design etc. - Schedule 2 – Exempt Development for signage- a new control stating 	<p>The requested changes to the objective associated with off street car parking development controls for Macquarie Park Clause 6.6 (f) is considered reasonable. (Note: a submission requesting the same amendment to Clause 6.6(f) has already been supported – see D12/52489</p> <p>DoPI via the Standard Instrument is responsible for determining what terms are included in the dictionary of the LEP. It is considered that DoPI should be advised of the requested inclusions.</p> <p>General advertising is not permitted under DLEP 2011 and therefore any sign must be reflective of the land use</p>	<p>Clause 4.5B(c) Macquarie Park Corridor be expanded to read <i>“To encourage greater public transport and active transport options”</i></p>

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
		advertisements for fast food or unhealthy food outlets etc are not visible from child care centres, pre- schools and schools.	or building type of where it is located. It is considered that control over the location of signs associated with unhealthy food or lifestyle choices is a State Government issue and should be directed to DoPI for their consideration.	
	D12/46431	Parramatta City Council Council officers have reviewed plans and have no comments at this time	No response required	
	D12/51448	Ausgrid (Formerly Energy Australia) Supports Council's zoning of the following land as SP2 Infrastructure but requests that the land be more appropriately identified as SP2 Infrastructure (Electricity Transmission or Distribution)	In accordance with DoPI requirements all SP2 zones have been described on the Land Zoning Map using dictionary terms from the SI dictionary. As the requested land use term is not in the dictionary and DoPI would not support such a change.	

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.	Trim No/ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> - 38 – 42 Pittwater Rd Gladesville - See and Macpherson St Meadowbank - 100 Crimea Rd Marsfield - 181 – 191 Buffalo Rd Ryde <p>Requests confirmation that land at 17 – 21 Waterloo Rd Macquarie Park can still be developed as per previous discussions with Council as an 8 storey office block.</p> <p>Requests the rezoning of the following land (which is surplus to needs) to be rezoned from SP2 to R2:</p> <ul style="list-style-type: none"> - 8 Terry St Eastwood - 3 Sybil St Eastwood - 22a Goulding Rd North Ryde - 71 – 85 Constitution Rd Meadowbank. 	<p>The subject land is zoned part B3 and part B7. Both zones permit office and business premises. No change to height or fsr is proposed for the land under the draft LEP.</p> <p>Council resolved on 14 February 2012 that an amended s65 Certificate be requested from DoPI that does not rezone any current SP2 land to any other purpose. This request was supported by DoPI.</p> <p>Based on the Council the rezoning of the land to R2 is not supported.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52210	<p>NSW Transport Roads and Maritime Services Buffalo Creek, Shrimptons Creek and Kitty's Creek are zoned W2 Environmental Protection under SREP (Sydney Harbour Catchment) 2005. For consistency we request the areas be rezoned</p>	<p>Under the SI there is no W2 Environmental Protection zone. (closest would be W1 Natural Waterways). The land is zoned E2 Environmental Conservation under DLEP 2011 which adequately protects the areas.</p>	
	D12/52926	<p>NSW Health - Macquarie Hospital North Ryde Common is a portion of land under a 99 year lease to Council (expires 2098) SP2 zoning inappropriate should be rezoned more appropriately.</p> <p>Seek confirmation that health related agencies would continue to be permitted in Macquarie Hospital grounds</p>	<p>A zoning of the North Ryde Common to RE1 Public Recreation is considered acceptable.</p> <p>The land is zoned SP2 Health Service which permits hospitals , medical centres and health consulting rooms – including ancillary development. The agencies listed would be permitted on the land under the zoning.</p>	
	D12/53076	<p>NSW Planning and Infrastructure</p>	<p>The sites are located either in the Macquarie Park Corridor or adjacent to</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
		Requests rezoning of M2 surplus land as follows; <ul style="list-style-type: none"> - 3 lots corner of Talavera and Busaco Rds Marsfield SP2 Classified Rd to R3 and RE1 - Corner Talavera Road and Christie Road B7 to B4 	it – the planning provisions for the corridor and currently under review and are being considered separately to DLEP 2011. The issues raised in the submission will be considered as part of the review of the existing controls in the Corridor (review of DLEP 2010 Amendment 1) this will be reported to Council later in 2012/2013.	
	D12/52854 D12/52872	State Property Authority 3A and 3B Smalls Road Ryde The zoning of land SP2 is:- <ul style="list-style-type: none"> - inconsistent with DoPI LEP PN 10-001 - will hinder the timely and efficient disposal of the site that has been declared surplus. - The land is not public open space Request the land be zoned R2. The R2 zoning does not	Council on 13 December 2011. Council resolved in part that a submission be made to DoPI and State Property Authority expressing Council's concern over the possible sale of Smalls Road school site and requesting the land be retained as either a school site or dedicated as open space. The Mayor and General Manager have pursued meetings with relevant State Government Ministers with respect to this matter. In view of Council resolution it is	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>preclude the future use of the site as open space should the site be acquired by Council.</p>	<p>considered the requested rezoning should not be supported.</p>	
	D12/52934	<p>The Office of Environment and Heritage have made a submission regarding the following: Support the application of E2 Environmental Conservation zone for public bushland and the restricted land uses</p> <p>Concerned that some areas to be zoned E2 a very small and are anticipated to be at risk over time. It is recommended Council review these small areas to ensure that they contain vegetation that is identified to be protected and consider whether these small patches could be expanded to include areas that could be restored and regenerated to maximise the protection of remnant public bushland. Include a biodiversity overlay and associated provision in the LEP</p> <p>Supports inclusion of Clause 5.9, but</p>	<p>Comments in support of DLEP 2011 amendments are noted.</p> <p>An Integrated Open Space Strategy for the City of Ryde is presently being developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of land and linkages to active transport corridors.</p> <p>Council's Open Space Unit have commenced a program of reviewing the E2 zones within the City. The review program was a recommendation of the Local Planning</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>recommends that Council consider including the areas mapped as wildlife habitat, refuges and corridors in the ESL – Biodiversity mapping in the LEP</p>	<p>Study. The work completed to date includes the E2 land along the Parramatta River, Putney Park and Shrimptons Creek. It is anticipated that over time this program will review all the E2 zones in the City.</p> <p>Biodiversity mapping has merit in relation to protecting the environment . However to introduce such provisions requires a comprehensive consideration and research to:</p> <ul style="list-style-type: none"> - defining the biodiversity elements - mapping the corridors in relation to the Council's cadastre - introduction of workable/realistic controls on both public and private lands <p>Council currently has a series of mapping overlays such as urban bushland, foreshore and waterways , overland flow paths, endangered vegetation that are used s part of the development</p>	

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.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>Recommended that Chapter 5.9 Tree Preservation of the DCP be renamed to be 'Trees and Native Vegetation'</p> <p>Supports Clause 6.7 Environmental Sustainability</p> <p>Section 2.1 Archaeological Sites - discusses consents under the <i>Heritage Act</i> only. Aboriginal objects as defined under the <i>National Parks and Wildlife Act (NPW) Act 1974</i> are also archaeological sites and impacts to these sites will also require consent under the NPW Act</p> <p>Section 2.2 Aboriginal Places of heritage significance – How will the 'local Aboriginal communities' be identified? Does Council have a register of relevant and appropriate Aboriginal communities for locations within the LGA or is there an</p>	<p>assessment process and defining development /built form outcomes.</p> <p>Local Plans of Management , State and Federal Government Legislation relating to endangered flora and fauna also assist in protecting the environment and the elements of biodiversity.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>All comments made in relation to the DCP have been taken into consider in report for Draft DCP.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Development Assessment is required to consider all Federal and State Acts. The provisions of the NPW Act will be taken into consideration at assessment stage.</p>	

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.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>Aboriginal heritage advisory committee that can identify the appropriate people to be consulted with? How will Council take the Aboriginal communities views into consideration in making its decision?</p> <p>Council needs to ensure that properties which have Section 149 flood tagging within the remaining unmapped areas have appropriate flood planning controls.</p> <p>It is expected that current and proposed flood studies will include modelling of sea level rise coastal inundation and flooding impacts. In addition to the requirement of the LEP's Clause 6.3 Foreshore Building Line, any future amendments to the LEP may require the new Model Provision LEP clauses and mapping relating to land identified as 'projected 2050 flood planning area' and 'projected 2100 flood planning area'.</p> <p>There exists an opportunity to</p>	<p>Such sites are controlled by State Government legislation and the list of sites are confidential.</p> <p>Council is in partnership with the Aboriginal Heritage Office, which has recently completed an assessment and management plan on aboriginal cultural heritage places. The outcomes of this work was forwarded to the NSW Office of Environment and Heritage.</p> <p>DLEP 2011 introduces Clause 6.5 Flooding which is supported by DCP 2011 Part 8.6 Floodplain Management.</p> <p>All Das received for lands identified as flood affected and reviewed by appropriate staff with additional studies being provided where necessary .</p> <p>Comments noted.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>further develop comprehensive floodplain risk management controls up to the PMF for non-residential development by the addition of a floodplain risk management clause to the LEP</p>	<p>See comments above regarding new clauses relating to flood management that are included in the draft Plans.</p>	
	<p>D12/53071</p>	<p>Housing NSW and the Department of Finance & Services (Land and Housing Corporation) are concerned with: Seniors dwellings and hostels are proposed to be prohibited in the R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential zones. It is requested that Council include these types of housing in these residential zones</p> <p>Due to limited medium and high density zones proposed in the DLEP, Ryde will be unable to</p>	<p>Under the Seniors Housing SEPP , Seniors housing including hostels can be approved in all residential zones. The SEPP prevails over the provisions of a local planning instrument.</p> <p>CoR Local Planning Study identified that under DLEP Ryde LGA will achieve its residential housing targets set in the Metro Strategy.</p> <p>The LEP identified that residential growth should occur in close proximity to centres and services. The 3 nominated precincts are located at some distance from a centre.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>achieve the target of 12,000 additional dwellings</p> <p>Requests the following three precincts are zoned R3 Medium Density Residential</p> <ul style="list-style-type: none"> -Vicinity of Clayton and Ratcliffe Streets -Vicinity of Larkhard Street, North Ryde -Vicinity of Dora Street, Marsfield <p>Presently the proposed densities for the Ivanhoe Precinct are significantly less than surrounding areas which receive floor space ratios up to 3:1 and height restrictions up to 37.5 metres and are inconsistent with the future character of the area. It is requested that Council consider the preparation of a Masterplan for the Ivanhoe Precinct.</p>	<p>The Macquarie park Task Force, has been formed to advise in the redevelopment of the Ivanhoe Precinct.</p>	
	West Ryde Town Centre			
	D12/46124	Supports the changes made under the draft Plan in particular rezoning to B6 for the property at	Comments in support of DLEP 2011 amendments are noted.	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/46113</p> <p>D12/52520 D12/52523</p>	<p>2A Mellor Street West Ryde.</p> <p>Supports rezoning of land in Victoria Rd and Linton Avenue West Ryde to B6.</p> <p>127, 131, 133 Rydedale Rd, 4,6,10 Terry Rd West Ryde – There is the potential for listed properties to be developed with 129, 135 & 137 Rydedale Road for higher density residential development.</p> <p>This would</p> <ul style="list-style-type: none"> - provide a sense of closure to the West Ryde Town Centre - be consistent with Metro Plan, principles of transit orientated development and contemporary town planning practice. <p>The properties comprise an area of 7500sqm and are zoned R2 under the DLEP.</p> <p>The submission requests</p>	<p>Comments in support of DLEP 2011 amendments are noted.</p> <p>A Draft West Ryde Master Plan was presented to Council on the 3 August 2010 in which land in the north east quadrant of the TC was to undergo the most significant changes as the area was seen as having better traffic and public transport access, high residential amenity and proximity to shops. The draft Masteplan proposed to rezone R4 Terry’s Road/Rydedale Road with similar controls to other areas of the Centre.</p> <p>Council resolved that the land bounded by Rydedale Road and Terry Road be deleted from the Masterplan. It is considered that no further action should be taken with respect to this matter.</p>	

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ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52697	<ul style="list-style-type: none"> - Land be rezoned to R4 - FSR Map be amended to permit a fsr varying from 1.1 to 1.5:1 (per plans contained in Urban Design's report. - Height Map be amended to permit building heights varying from 9.5m to 15.m. - That Clause 5.6 Architectural Roof features be a provision to apply to all developments within Ryde not just Gladesville - Opportunity to address Council. <p>No more units should be permitted (north west section of West Ryde identified) Secondary dwelling should be permitted. Side access of no more than 2.45m is necessary for vehicular access. Traffic study difficult to read. 8, 10 and 12 Chatham Rd –</p>	<p><i>Clause 5.6 Architectural roof features</i> permits a building to exceed the height set by the Height Map where an architectural roof feature is proposed. In DLEP 2011 the clause only applies to Gladesville, where heights were determined under a Master Plan. As all other heights permitted under the <i>Height of Buildings Map</i> take into consideration roof form and features it is not considered appropriate to apply the clause elsewhere.</p> <p>The West Ryde Master Plan identified that development should be largely located on the eastern side of the railway line due to traffic and other issues elsewhere in West Ryde Town Centre. The Masterplan indicated that further redevelopment the NW quadrant should be re assessed following the completion of the Betts Street carpark.</p> <p>Report recommends secondary dwellings be permitted in residential</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
		reconsideration of rezoning of land to mixed retail and a building height of 1-2 stories.	zones and that design criteria be developed. It is considered that to allow community consideration a planning proposal should be required for any proposed rezoning.	
	Eastwood Town Centre			
	D12/43816 D12/44104	We think the proposed amendment to Glen St /Lakside Rd Eastwood will be great for Eastwood Supports the Small Centre (Glen & Lakeside Rd) Eastwood because we need more car parking and community facilities in Eastwood	Comments in support of DLEP 2011 amendments are noted. Comments in support of DLEP 2011 amendments are noted.	
	D12/44108	Eastwood has undergone change in the last 10 years. Council	Car Parking is identified as an issue in the Eastwood area. The proposed	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D1244111</p> <p>D12/44327</p> <p>D12/45552</p>	<p>needs to create more car parking for the community.</p> <p>Strongly supports LEP (Small Centre Glen St) because we need more community facilities and professional services and car parking.</p> <p>The augmentation of the Eastwood Urban Village to B4 will allow Eastwood to develop consistent with its changing demographic. Such a step will reduce the parking problem. The addition will create more professional service suites for the community and more community facilities.</p> <p>Traffic and parking are an issue</p>	<p>change in zoning to Glen St/Lakeside Rd will enable formalised development with the necessary car parking on site being provided.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/45106 D12/45105 D12/45104 D12/45103 D12/45102 D12/45100</p>	<p>in Eastwood – it restricts growth. If a development proposal goes ahead it will go some way to alleviating both problems.</p> <p>Support the draft plan however it should allow the whole of Glen Street to be the same zoning rather than split it. It is already a heavy commercial zone.</p>	<p>amendments are noted.</p> <p>The proposed zoning of the land in Glen Street/Lakeside Road/Shafesbury Road corresponds largely to the zoning of land, existing land uses and built form which is locate opposite i.e. those properties zoned B4 are opposite land zoned B4 which is developed as part of the Eastwood Shopping Centre whilst land zoned R4 is largely opposite land zoned RE1 Public or R2 Low Density Residential.</p> <p>It should be noted that the R4 zone does permit a number of retail uses such as shop top housing, neighbourhood shops and health consulting rooms (which are permitted under the Infrastructure SEPP).</p> <p>The proposed zoning of land is considered appropriate in view of adjacent land use activities.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/44541	Support the inclusion of the Lakeside/Glen Street area into the Eastwood Urban Village	Comments in support of DLEP 2011 amendments are noted.	
	D12/44532	Support the changes proposed in the draft LEP specifically in Lakeside Rd and Glen Street	Comments in support of DLEP 2011 amendments are noted.	
	D12/46795	Petition (signed by 26 people) In support of the LEP including the Small Centre (Glen St & Lakeside Rd Eastwood because it will bring the following benefits: <ul style="list-style-type: none"> - reduce the parking problems in the area - meet the state government guideline to develop near stations - create more professional service suites for the 	Comments in support of DLEP 2011 amendments are noted.	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/47521 D12/52060</p> <p>D12/43821</p> <p>D12/51363</p>	<p>community</p> <ul style="list-style-type: none"> - create more community facilities - increase business opportunities and job opportunities - create better commercial and residential environments in Eastwood. <p>Supports the draft LEP and think it is of great benefit to the future of Eastwood.</p> <p>Strongly supports the DLEP changes to Glen Street/Lakeside Rd. The change creates the opportunity to do something about traffic flow and parking which has become a real problem.</p> <p>Resident of Eastwood for 25 years supports the Draft LEP for</p>	<p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p>	

ITEM 6 (continued)

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.	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/51367 D12/44209</p> <p>D12/52416 D12/52060</p> <p>D12/51209 D12/51642</p>	<p>the Eastwood Urban Village as it will</p> <ul style="list-style-type: none"> - reduce parking problems - meet state government guidelines re development near stations - create more professional service suites - create more community facilities - create better environment <p>The submission supports DLEP 2011 relating to Eastwood Urban Village as the changes will benefit the area because existing zoning is restrictive to future growth</p> <p>Supports DLEP – Glen Street is a natural expansion of the commercial area.</p> <p>Objects to houses along Glen Street /Lakeside Drive/ Shaftesbury Road into 4 storey</p>	<p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Zoning, FSR and height changes are proposed under DLEP 2011 to the Glen Street/Lakeside Road Eastwood resulting in 3- 4 storey developments</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/51979	<p>apartments – streets are narrow and there will be traffic congestion.</p> <p>Concerned about the rezoning of Shaftesbury Road properties from R2 to R4- on the original master plan only 3 properties were identified for such a rezoning</p> <p>Concerned about notification process – letters sent out did not mention Shaftesbury Rd only Glen St /Lakeside Rd.</p>	<p>being possible where the amalgamation of sites occur. Traffic impacts were considered as part of the Glen Street/Lakeside Rd Master Plan and each DA submitted will be assessed with respect to traffic and parking issues. It is considered that where mixed use development occurs on street parking issues will be reduced as more adequate off street parking will be required.</p> <p>The Local Planning Study adopted by Council on 7 December 2010 rezoned 173 – 183 Shaftesbury Road from R2 to R4 The additional sites (179 – 183 Shaftesbury Rd were included in the rezoning as a result of their isolation from other residential areas by school lands.</p> <p>Concerns noted.</p>	
	D12/53550	<p>Concerned development will adversely affect traffic in</p>	<p>Traffic impacts were considered as part of the Glen Street/Lakeside Rd</p>	

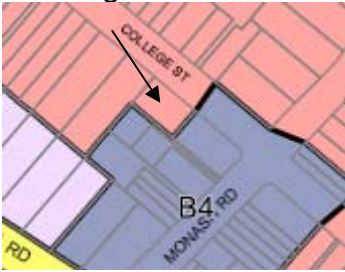
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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>surrounding streets – school creates existing bottlenecks Height of 4 storeys is excessive at the northern ends of the site</p>	<p>Master Plan and each DA submitted will be assessed with respect to traffic and parking issues.</p> <p>A 4 storey transition down to 3 storey in Shaftesbury Road is only possible with site amalgamations. The heights are considered appropriate in view of the desired future character of the Eastwood Town Centre.</p>	
	Gladesville			
	<p>D12/44695</p> <p>D12/47758</p> <p>D12/48758 D12/51877</p>	<p>Supports DLEP 2011 with respect to proposed changes to the zoning of properties 11 – 15 Farm Street.</p> <p>Supports DLEP 2011 changes to the zoning of Gladesville</p> <p>Supports DLEP and the additional permitted use of a vehicle sales or hire premises for the property 455 – 459 Victoria</p>	<p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/48760	<p>Rd Gladesville.</p> <p>2 College Street Gladesville. Land adjoins B4 zoned properties to the south – east and south – west.</p> <p>The land is separated from residential properties to the west in College St by a 3.66m right of carriageway over the adjoining property 2A College Street . – carriageway provides vehicular access to 2,4,6 and 6A Monash Rd is paved and has a 1.8m high fence each side.</p> <p>Shape of allotment 30.5m wide 20.3m deep would result in any new residential building being out of character.</p> <p>Submission requests</p> <ul style="list-style-type: none"> - rezoning of land from R2 to B4 Mixed Use - - FSR of 1.8:1 – reflects ratio applying to 10 Monash Rd - Height 12 – 13m – 	<p>The property contains a dwelling house and is zoned R2. Land opposite and adjoining to the west is also zoned R2 with other properties zoned B4 (see below)</p> <p>2 College St</p>  <p>In view of the accessway adjoining to the west separating the property from 2A College Street and the zoning of land to the south and east the rezoning of the land is considered reasonable. However to allow community consideration of such a change and to consider in detail the</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/50981 D12/50981	<p>reflecting adjoining properties</p> <ul style="list-style-type: none"> - Requests opportunity to address Council. <p>Object to the rezoning of Lady Queen of Peace School (14 – 28) Oxford St from R2 to B4. The existing zoning permits the operation of the school and does not unreasonably limit any alterations and permits other development that is appropriate to the street. If the school was closed it could be redeveloped for commercial uses which could diminish the character of the street and amenity of residents. The street which currently receives through traffic cannot take 2 way traffic with on street parking. Permitting development that will increase traffic flow will adversely affect the safety of the street.</p>	<p>appropriate FSR and Height controls for the site as well as its inclusion in the DCP it is considered that a Planning Proposal for the rezoning should be submitted to Council.</p> <p>The Local Planning Study that was adopted by Council on the 7 December 2010 recommended that the subject property be rezoned B4 with a FSR of 1.5:1 and a height of 3 storeys.</p> <p>Ryde LEP (Gladesville Town Centre and Victoria Rd Corridor) 2010 was gazetted in 2011. A number of properties on the periphery of the LEP boundary were not included in the LEP because of timing and technical issues. In the Centres and Corridors Study it was considered appropriate those properties e.g. 14 – 28 Oxford St should now be included in the Gladesville Town Centre with zoning and development controls similar to the surrounding land in the Centre.</p>	

ITEM 6 (continued)

ATTACHMENT 4

.	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/51378 (D12/52583 – submission from The Hon Anthony Roberts MP enclosing a copy of D12/51378)</p> <p>Includes Pro forma letter 1 D12/51389 D12/51390 D12/51549 D12/51888 D12/52208 D12/53045</p>	<p>Rezoning is inconsistent with aims of LEP .</p> <p>Dissatisfied with DLEP and DDCP in particular increased height limits along Victoria Rd and in surrounding residential areas. Many residents (Gerald St) are against increased heights of 6 and 8 storey which will result in loss of sunlight and stress on infrastructure.</p> <p>Also there is a lack of planning for future schools.</p> <p>Dissatisfied with DLEP 2011 and DDCP 2011 – provisions of plan do not meet the community interest in Gladesville (particular mention of Gladesville and Victoria Road Precinct.)</p>	<p>Any DA for the subject land would require notification of adjoining owners and traffic and amenity issues would be considered on a individual basis.</p> <p>See comments relating to submission D12/50981 above.</p> <p>Educational establishment in DLEP 2011 are permitted in all residential and business zones either under SEPP (Infrastructure) 2007 or the land use table.</p> <p>Changes to zoning, height and FSRs in the Gladesville Town Centre (GTC) have resulted from the gazettal of LEP (Gladesville TC & VRC) on 14 January 2010 and the Local Planning Study adopted by Council in December</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53005 D12/52991 D12/52987 D12/52984 D12/52982 D12/52978 D12/52972 D12/52968 D12/52946 D12/52944 D12/53090 Includes Pro forma letter 2 D12/51442 D12/51438 D12/51789 D12/51785 D12/51880 D12/51896 D12/51547 D12/52731 D12/52729 D12/52727 D12/52726 D12/52725	(mention of 2/3 storey height Farm St and 4 storey/22m height Victoria Rd in some submissions) Dissatisfied with DLEP and DDCP in particular increased height limits along Victoria Rd and surrounding residential street. Height provisions do not meet the community interest in the Gladesville & Victoria Rd precinct. New heights of 6 and 8 storeys along Victoria Rd and 4 storeys in Farm St will have adverse	2010. The LEP involved extensive community consultation with the Local Study involving more targeted consultation (land owners affected by proposed change). The purpose of the changes are to facilitate the revitalisation of the GTC as a vibrant, attractive and safe urban environment with a diverse mix of land uses. See comments relating to submission D12/50981 and D12/51389 above.	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52723 D12/52722 D12/52719 D12/52684 D12/52683 D12/52677 D12/52671 D12/52670 D12/52664 D12/52647 D12/52449 D12/52209 D12/52204 D12/52855 D12/52849 D12/53061 D12/53057 D12/53052 D1253054 D12/53052 D12/53051 D12/53048 D12/53046 D1253043 D12/53042 D12/53041	impact on local community due to noise , traffic , road safety , loss of privacy , increased pressure on amenities and public transport and loss of sunlight . Maximum heights of 4 storeys for Victoria and 2 storeys for in surrounding residential are more appropriate.		

ITEM 6 (continued)

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.	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53040 D12/53036 D12/53033 D12/53029 D12/53027 D12/53023 D12/53021 D12/53017 D12/53016 D12/53009 D12/52999 D12/52996 D12/52995 D12/52994 D12/52992 D12/52988 D12/52977 D12/52974 D12/52971 D12/52966 D12/52963 D12/52961 D12/52960 D12/52945 D12/52943 D12/52928			

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ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	<p> D12/52921 D12/52863 D12/52941 D12/53003 D12/53066 D12/53068 D12/53171 D12/53158 D12/53156 D12/53133 D12/53121 D12/53096 D12/53093 D12/53091 D12/53085 </p> <p>D12/51915</p>	<p> Victoria Rd /Monash Rd intersection (parallel to Farm St) – 2 storey height only, commercial/retail land uses are not acceptable due to loss of residential amenity. Traffic and parking in Farm St not addressed. </p> <p> Support of proposed zoning provisions at 456 Victoria Rd Gladesville- bulky goods and a Bunnings Warehouse is a positive step towards redevelopment of large underutilised site. </p>	<p> Residential amenity, traffic management and parking will be addressed as part of any DA. A traffic study was part of the Master Plan work carried out for Gladesville Town Centre and Victoria Rd Corridor. Traffic impact was assessed as being within guidelines and considered acceptable. </p> <p> Comments in support of DLEP 2011 amendments are noted. </p>	

ITEM 6 (continued)

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.	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/52630</p> <p>D12/53044 D12/53060 D12/53022 D12/53067 D12/53069</p> <p>D12/53022</p>	<p>142 – 154 Victoria Rd & 1 Meriton St Gladesville. FSR makes no sense when Height Map and adjoining properties are considered. FSR should match adjoining properties ie 3.5:1 in line with other key corners.</p> <p>Comments relating to DDCP also included.</p> <p>Supports changes to 11 – 15 Farm St. In order to make 6 sites viable request that 392 – 396 Victoria Rd and properties in Farm St be given height of 22m and FSR of 2.3:1.</p> <p>Supports changes to 11 – 15</p>	<p>The height of buildings was master planned for the whole of the Gladesville Town Centre. A FSR of 3.5:1 is applied to a key site which delivers a plaza space and other community benefit. The subject site does not have the capacity to deliver community benefits.</p> <p>The proponent may choose to address these matters through a planning proposal.</p> <p>The DLEP is consistent with the Primrose Hill site height controls as this is 12m (3 storeys) fronting Farm Street. The FSR is derived from the height envelopes. Heights for 392 – 396 Victoria Rd are consistent with the lands adjoining and opposite the site. No further action should be taken.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/52948</p> <p>D12/52941 (listed twice)</p> <p>D12/53003 (listed twice)</p>	<p>Farm St . Requests a uniform approach with Primrose Stie – FSR 2.3:1 and height of 19m.</p> <p>Dissatisfaction with listing and height of properties in Farm St . Any non residential development abutting Farm St not acceptable Safety issues for pedestrians exist as a result of increased traffic flows.</p> <p>There is no off street parking in Eltham Street Traffic and on street parking on going issues. Request reinstatement of full access to the rear of 51 Eltham St.</p> <p>Corner Monash Rd /Victoria Rd intersection (running parallel to Farm St – land use mix not appropriate adjacent to residential – maximum 2 storey height should be permitted.</p>	<p>See comments above D12/53044</p> <p>The zoning allows a mixed use development on the site and the concerns regarding non residential uses on Farm Street are noted. Detailed traffic flows will be dealt with as part of a DA.</p> <p>No changes are proposed to Eltham Street in the DLEP. Parking provision for future developments will be considered at DA stage</p> <p>Monash Road development controls were gazetted in January 2010 as part of the Gladesville LEP and are not propose to change as part of DLEP 2011. Amendments to a number of</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53120	<p>Traffic, on street parking already congested and access out of area very limited.</p> <p>46 Eltham Street Extend the B4 zone to cover 44,46 & 48 Eltham St- due to the adjoining properties being zoned B4 and having height of up to 6 storeys. The redevelopment of adjoining land to 6 storeys will have an adverse impact on the existing development.</p>	<p>properties in Farm Street are proposed changing zoning and development standards to be consistent with the street block within which it is located.</p> <p>The Gladesville and VRC was reviewed as part of the Local Planning Study. Expansion of the B4/B6 zone into Eltham St was not considered as part of the study due to the residential nature of the street and the approach that the non residential uses be contained to Victoria Rd.</p> <p>The B6 zoning applying to 2a & 2b Westminster is to be retained.</p>	
	D12/53026	<p>44- 46 – 48 Eltham Street Request that 2a & 2b Westminster be rezoned from B6 to B4 and 44 – 48 Eltham be rezoned from R2 to B4. Retaining existing zoning will result in undue conflict particularly with regard to residences.</p>	<p>See comments above for submission D12/53120.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>Rezoning of corner to B4 would be in line with zoning along Monash Rd and adjacent corner.</p> <p>Suggested FSRs and building heights are provided</p>		
	<p>D12/53063 D12/52893</p>	<p>2-14 Tennyson Rd is identified as strategic employment land in Metro Strategy. The submission argues that there is greater demand for white collar jobs and the zoning should change from current IN2 light industrial zone to mixed use to meet local demand for housing and jobs. An FSR of 2.7:1 and 2-9 storey height limits (expressed in RLs)</p>	<p>Demand for white collar jobs in the Ryde LGA can be met in the town centres and Macquarie Park. The IN2 zone provides opportunity for a diverse range of jobs and services in the LGA. However, commercial land uses may assist to expand the jobs diversity of the sites. Any amendment to the land uses to this site would require the submission of a planning proposal. This would allow a comprehensive consideration of the request in relation to Council's policy's, State government programs and directions. A number of additional land uses are proposed for the IN2 zone (refer D12/42929). Demand for housing in the LGA can</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
			be met in the town centres of Ryde, West Ryde, Gladesville, Macquarie Park, Eastwood and Shepherds Bay.	
	D12/53058	<p>2a and 2b Westminster St are proposed to be rezoned from low density residential to B4. The height of building is to be increased from 9.5m to 12m.</p> <p>The submission argues for the B4 mixed use zone to be extended to include author's site (44 Eltham) and the adjacent sites (46 and 48 Eltham which is also contiguous with Victoria Rd sites).</p>	<p>2a and 2b Westminster St is part of a larger industrial complex that fronts Victoria Rd. The land use zoning of B6 is appropriate for the site and should be retained.</p> <p>See comments D12/53120.</p>	
	Meadowbank			
	D12/51702 D12/52442 D12/52621 D12/52622 D12/52627 D12/52633 D12/52689 D12/52690	<p>125 – 135 Church St Ryde</p> <p>Generally supportive however fsr and height controls could be increased on the site with no adverse impacts – particularly corner of Wells and Church St a a signature landmark building.</p>	<p>Under DLEP 2011 a height of 21.5m (6 storeys) with a FSR of 2:1 is proposed. Land on the adjacent corner of Church and Wells St has a height of 15.5m (4 storeys). Heights and FSRs for all of Meadowbank were reviewed in Ryde Local Planning Study 2010 - Centres</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/52852 D12/52920</p> <p>D12/52848 D12/53053</p> <p>Friends of Crowle Homes</p> <p>D12/52646 D12/52733</p>	<p>Requests rezoning of land at 76 Belmore St and 8 Junction St to SP1 (Community Facilities) and Schedule 1 Additional permitted uses be amended to include multi dwelling housing on part of the property.</p> <p>3 – 9 Angus St Meadowbank Request Inconsistency between DCP an LEP controls for Station Precinct. Height of 8 storeys to match adjoining development FSR of 2.7:1 to match adjoining FSRs across the Precinct.</p>	<p>and Corridors that was adopted by Council on 7 December 2010. The controls within DLEP 2011 for the site reflect the recommendations of the Study and are considered appropriate.</p> <p>The land has been zoned B4 Mixed Use (or equivalent) since June 2002. The land is subject to a Part 3A Concept Plan which is to be determined by DoPI .</p> <p>See comments at D12/53148</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53084 D12/53047	Submission relates to land currently the subject of a Part 3A application. The submission requests that DLEP height controls are amended to be the same as the Part 3A application. The heritage listing is removed from 37 Nancarrow Rd and that a number of changes are made to Draft DCP 2011	As previously noted when considering the Ryde Local Planning Study, Council directed that the LEP building heights in Shepherds Bay should accommodate 6 storeys maximum. In 2007 Council resolved to consider demolition of the heritage item in order to upgrade stormwater infrastructure in the event of downstream development. Regardless the building still possesses heritage significance and will be retained on the heritage list. This may result in an archival recording. Draft DCP 2011 is not addressed at this time and will be addressed at a later date.	
	D12/53078	DLEP 2011 proposes an FSR of 2.3:1 and a height of 21.5m for 21-24 Railway Rd Meadowbank. The submission argues for an FSR of 4.5:1 and height of 8-9 storeys (27.5m – 33.5) based on	When considering the Ryde Local Planning Study, Council directed that the LEP building heights in Shepherd's Bay should accommodate 6 storeys maximum. The council adopted Local Planning Study formed the basis of	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
		existing development heights and FSRs and proposed Part 3A heights and FSRs	<p>DLEP 2011. The DLEP FSRs were derived from the height envelopes and previous master plan studies.</p> <p>It is not certain that Part 3A development applications will be approved and cannot therefore be relied upon to support the argument for additional height and FSR.</p> <p>It is considered that the site is small and unable to sustain floor space of 4.5:1 and provide an appropriate level of residential amenity, car parking etc</p>	
	D12/53148 D12/53119	<p>11-13 Angas St The submission requests on the basis of state and regional plans encouraging growth and residential development near rail stations that the FSR should be increased from 2.5:1 to 3.2:1 and that the height should be increased from DLEP 2011 HOB 21.5m to 29.6m. A number of DCP matters are</p>	<p>The Local Planning Study recommended that heights in Shepherds Bay precinct should be no more than 6 storeys or 21.5m. Refer also D12/53078 comments. DCP matters will be addressed separately.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
		also raised.		
	Macquarie Park			
	D12/48660	Submission expresses concern that Land Zoning Map shows section of Council roadway in Macquarie Estate with the proposed zoning of RE1 Public Recreation. Such a zoning will affect public road access to properties.	Council on the 5 May 2009 resolved with respect to LEP 2010 that the Land Zoning Map be amended by zoning road to RE1 for the length of the boundary that the zone/park abuts that road. The zoning referred to in the submission is a result of this resolution. Roads are a mandated use permitted with Council consent in the RE1 zone and road access from private property to the road is not affected.	
	D12/5252131 D12/52522	Land 31 – 33 Waterloo Rd is zoned B3 – the only form of residential development permitted is “serviced apartments”. This is contrary to - Metro Plan for Sydney 2036 - Principles of transit orientated	Council on the 12 June 2012 resolved in part with respect to 31 – 33 Waterloo Rd 1. The landowner be request to prepare a residential commercial mix draft master plan for the land , in accordance	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>development</p> <ul style="list-style-type: none"> - Strategies proposed by Transport for NSW for land adjacent to railways - Contemporary town planning practice. <p>Height and fsr for the land under DLEP 2011 is not in keeping with the future character of the area in view of development recently approved at 396 Lane Cove Rd and 1 Giffnock Avenue</p> <p>Submission requests</p> <ol style="list-style-type: none"> 1. Shop top housing be added to permitted with consent in B3 zone to facilitate housing in the areas surrounding railway stations 2. FSR for the land be increased to 5:1 3. Height Map be amended to permit buildings ranging from 37m and 70m (per urban design analysis prepared for the site 4. Opportunity to address 	<p>with the principles of at transit orientate development to activate the precinct.</p> <ol style="list-style-type: none"> 2. That the master plan incorporate the principle of high density living, diverse employment opportunities while integrating adjacent public transport infrastructure. 3. If owner agrees to prepare draft master plan at own cost then they be request to present the outcome to Council in October 2012. <p>It is considered that any changes to the land uses permitted or development controls for the site should be subject to a separate planning proposal.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52701 Macquarie University.	<p>Council.</p> <p>The site is a State Significant Site under SEPP (Major Development) and a concept plan exists for future development of the land. There is differences in zoning and development controls between the DLEP and the SEPP.</p>	<p>In September 2009 Macquarie University was identified under SEPP (Major Development) 2005 in <i>Schedule 3 State Significant Sites</i>. Under the SEPP the site (Figure 1) is zoned SP2 Educational establishment and B4 Mixed Use. The SEPP also specifies a Gross Floor Area Map and a Height of Buildings Map for the site. The zoning, fsr and height maps are significantly different to both LEP 2010 and the draft LEP.</p> <p>The DoPI have advised the following</p> <ul style="list-style-type: none"> - <i>The Department does not expect Council to update the maps to incorporate the Major Development SEPP controls for Macquarie University into the DLEP at this stage.</i> - <i>The Department will liaise with Council should the controls for Macquarie University need to be transferred from the Major Development SEPP into the DLEP 2011. Council's assistance with map</i> 	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/53064 D12/53164</p> <p>D12/53035 D12/52893 D12/53073</p>	<p>137 – 143 Herring Rd The land contains 4 residential flat buildings. The current controls permit FSR 1:1 and maximum building height of 15.5m. The current zoning is B4. Submission request consideration of the FSR and height for the site to be amended to reflect FSR and heights of recent Part 3A applications on land adjoining the site. The submission proposes an FSR 4.5:1 Height 20 storeys.</p> <p>86 Blenheim Rd/12 – 14 Epping Rd Request the rezoning of subject land from R2 to R4 with an increase in planning controls from</p>	<p><i>changes may be required.</i></p> <p><i>No further action required at this time.</i></p> <p>The site is located in the Macquarie Park Corridor – the planning provisions for the corridor and currently under review and are being considered separately to DLEP 2011. The issue raised in the submission will be considered as part of the review of the existing controls in the Corridor (review of DLEP 2010 Amendment 1) this will be reported to Council later in 2012/2013.</p> <p><i>The site is considered an island site being surrounded by parkland and located on Epping Road. It is recommended that the R2 zone associated planning controls are retained as :</i></p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53166	<p>Height 9.5m to 25m FSR 0.5:1 to 2.8:1. The site has an area of over 2000sqm and is occupied by dwelling houses. The land abuts Blenheim Park The site is located in proximity to North Ryde Station and the State Government land, which are the subject of a re – development proposal by the TCA.</p> <p>120 – 126 Herring Rd Request increased building</p>	<p>- the site is not contextually associated with Macquarie park Corridor . - the surrounding area is zoned R2 and parkland (RE1) - a high density residential development may have an adverse impact on Blenheim Park. - community concerns with the Part 3A development known as Allengrove, which was recently refused by the Planning Assessment Commission.</p> <p>Council’s strategic approach is that the increased housing densities be provided for within our existing centre . Council should also note that the CoR can meet the State Government housing targets through its current planning frameworks.</p> <p>See comments to submission D12/53064 above.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52923	<p>heights and FSR as existing provisions are not necessarily reflective of the nature of development occurring in the area.</p> <p>Request incentive for new hotel accommodation within N Ryde and Macquarie Park including – Floor space bonuses, transferable development rights , reductions in affordable housing requirement, discounts on tax and contribution requirement, additional height where contributions to public domain occur</p>	<p>Hotel and motel accommodation is permitted in the B4 and B3 zones within Macquarie Park. As identified in previous submissions FSR and Heights for Macquarie Park are presently under review. It is not considered appropriate for Council to be involved in benefiting specific land uses within in any zone.</p>	
	D12/53018	<p>Land owned by Goodman Group in Macquarie Park Corridor. It is noted that the DLEP 2011 makes limited amendments to the controls in MPC. Concerns raised are that; - Clause 4.4B Macquarie Park</p>	<p>The incentive clause was removed from DLP 2011 on the grounds that DLEP 2010 – Amendment 1 would contain the incentive requirements for the provision of the infrastructure – road network and open space. The delay in progression of Amendment 1 to public exhibition has resulted in the</p>	

ITEM 6 (continued)

ATTACHMENT 4

.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>Floor space ratio has been deleted. The clause allows the fsr of a development to exceed the fs requirement of the FSR Map where the site is affected by park or road.(the increase in floor space on the site must not exceed the equivalent of the site area provided for the portion of the access network located on the land)</p> <p>The deletion of the clause removes the incentive provisions to provide the access network. The removal of the clause results in an inconsistency with the provision of DCP 2010 Part 4.6 Macquarie Park.</p> <p>The removal of the clause may increase use of Clause 4.6 Exceptions to development standards.</p> <p>The submission requests that an incentive clause be re – instated in the LEP .</p>	<p>need for provision of the draft plan to be revisited/reviewed. This review process is currently underway and it is anticipated that the first stage of the review process will be completed by end of 2012.</p> <p>The concerns in the submission are noted however the issue will be resolved within Amendment 1.</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53146 Mecone	<p>The planning consultancy Mecone responded to review of LEP 2011 with particular interest in Macquarie Park (Part 4.5)</p> <p>Mixed use development is in line with sub regional strategy and Council interest in activating the precinct. Macquarie Park is well suited to Transit Orientated Development (TODS) Increased residential development will drive demand for services. Increased density will utilise the transport links and reduce congestion. Encourage a change of zoning to permit mixed use (B4). Encourage increased residential development within the precinct.</p>	<p>See response to D12/53064</p> <p>CoR is currently reviewing the planning controls within Macquarie Park and considering how incentives can be used to fund an upgrade to the public domain within Macquarie Park.</p> <p>CoR supports TODS and wants to increase development around the three train stations.</p> <p>CoR believes residential development on the fringes of Macquarie Park is appropriate but not at the expense of the Commercial Core (B3) and B7 Business Park zone. Council should note that the 5 centres – Eastwood, West Ryde , Meadowbank, Ryde and Gladesville allow for high density residential development and are supported by public transport.</p>	
	D12/53150, D12/53209	80 Waterloo Rd and 16 Byfield		

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53086	<p>Street . Supportive of the proposed review of Macquarie Park planning controls; however disappointed Amendment 1 (proposed in 2008) has not progressed.</p> <p>The delays in implementing Amendment 1 has had a negative impact on future planning.</p> <p>Concerned about the split zoning impacting its properties. Wants their site to be zoned B4 Mixed Use.</p> <p>Queried the wording around permissible residential development ...serviced apartments permitted while visitor and tourist accommodation is not permitted?</p> <p>Draft LEP should be amended to</p>	See comments D12/53064.	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53259; D12/52959	<p>provide greater consistency between FSR and height of building provisions. Car park zone should be consistent across their entire site..1 per 70sqm</p> <p>Progress on Amendment 1 must be a priority.</p> <p>Suggests that Land Use Tables for the B3 and B7 zones should be amended so that Light Industry is permissible in both zones. Clarification of the definition of 'Industries' is required.</p> <p>Suggests a further amendment to the definition of the B7 Zone ...reference to Retail Premises under prohibited uses should be replaced with 'retail Premises other than Neighbourhood Shops.</p>	<p>Light industries are a permitted use in both zones with Council consent.</p> <p>The Land use table has been presented in accordance with DoPI requirements. In this regard Neighbourhood shops are a mandated use in the B7 zone.</p>	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53072	<p>Comments on DDCP 2011. provided.</p> <p>Level of detail and prescription is not required in the DCP. Request the opportunity for a further submission.</p> <p>Recommends that Council adopt the generic definition of 'Food and Drink Premises' in the B7 zone to provide for greater flexibility of compatible development.</p> <p>Recommends that Council adopt the generic definition of 'Food and Drink Premises' in the B7 zone to provide for greater flexibility of compatible development.</p>	<p>Food and Drink premises includes pubs, restaurants and cafes and take away food and drink premises.</p> <p>The B7 zone permits with Council consent Restaurants and café's. Expansion of such uses could result in the undermining of the intent of the B7 zone.</p>	

ITEM 6 (continued)

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/52937 D12/53030 D12/53087</p>	<p>1 and 1a Trafalgar Pla City Plan Services on behalf of Macquarie University raised the following concerns: It is considered inappropriate to decrease the maximum building height below that which is currently on the site (no maximum building height), especially in combination with a proposed increase in the maximum permissible FSR since it would limit the development potential of the site, restricting any efforts to renew and/or redevelop the site consistent with Council's <i>Small Centres Strategy</i>.</p> <p>'Site specific' controls should be developed for the subject site that take into account the existing built form on the site, the surrounding existing built forms and environment, key urban design considerations and the significant opportunity to renew and redevelop the site.</p> <p>To obtain any viable renewal or redevelopment of the existing</p>	<p>The DLEP propped that land zoned B1 have an FSR 0.8:1 and a height of 9.5m this was a recommendation of the Local Planning Study. The Study also acknowledged that a number of neighbourhood centres in the City are under one ownership – Trafalgar Place is one such centre. The study indicated that such centres have the potential for redevelopment and where the land owners intend to develop, the site should be the subject of a master plan undertaken /funded by the owners of the centre. The outcomes of the masterplan may inform a planning proposal and an amendment to the development controls.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		buildings to contemporary standards, particularly in relation to floor to ceiling heights, a proposed height of 22 metres and a FSR of 1.6:1 would be reasonable and sustainable.		
	Ryde			
	D12/51062 Club Ryde X D12/51723 D12/51721 D12/52620 D12/52694 D12/52693 D12/52632	Submission supports DLEP. The LEP will enable the club to develop facilities and incorporate new community infrastructure helping to improve and integrate the Southern Commercial edge of the Ryde Town Centre. The Club sees the DLEP as crucial in moving the Town Centre and Ryde into the 21 st century. 589, 603,&607 Victoria Rd Ryde (Hunter Holden) Supports rezoning of land to B6 and fsr and height controls. For consistency land should be	Comments in support of DLEP 2011 amendments are noted. A number of minor updates are needed to DLEP 2011 to bring it into line with Council changes that occurred after the submission to DoPI of the draft LEP in December 2010. This includes amendments to Ryde	Ryde LEP 2011 Centres Map amended to include land rezoned adjacent to Ryde Town Centre, West Ryde Town

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/52443 D12/52628 D12/52624 D12/52856 D12/52919 D12/52920</p> <p>D12/52629 D12/52441 D12/52695 D12/52917d</p> <p>D12/52737</p>	<p>incorporated into the Centres Map as part of Ryde Town Centre.</p> <p>Petition signed by 47 people submitted by Hunter Holden and Artro Management Submission states <i>As workers within the City we wish to express support for DLEP - particularly growth of centres and encourage Council to consider further increases in built form.</i></p> <p>DLEP 2011 has Ryde Civic Precinct at RL130. this was a result of a spot rezoning . Submission requests that height be readjusted to RL90.</p> <p>Parks, open space and reserves are disjointed and isolated. Suitable zoning needs to be</p>	<p><i>LEP 2011 Centres Maps</i> as a result of land being rezoned adjacent to the Ryde Town Centre, West Ryde Town Centre and Gladesville Town Centre.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>The Height Map indicates heights for the Civic Centre that vary from 75m to 0m. This has been a direct transfer from LEP 2010 (Amendment 2) that was gazetted on 2 March 2012.</p> <p>An Integrated Open Space Strategy for the City of Ryde is presently being</p>	<p>Centre and Gladesville Town Centre.</p>

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>provided to make areas accessible and functional.</p>	<p>developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of land and linkages to active transport corridors.</p>	
	D12/53075	<p>120-128 Blaxland Rd. The DLEP provides for an FSR of 1.8:1 and height of 18.5m (5 storeys) on 120-128 Blaxland Rd. FSR and height incentives will allow max development of 2.5:1 and 3m if a laneway is provided. Submission argues for increased development potential up to 4.8:1 and height of 30m (9 storeys)</p> <p>Argues that additional FSR and height should be considered on</p>	<p>The arguments for increased height and FSR are based in part on a misreading of the DDCP 2011.</p> <p>Arguments in relation to scale and feasibility carry some weight. The FSR was set low so the incentive would be attractive. It is accepted that the base FSR is too low and proposed to raise this from 1.8:1 to 2:1 but keep the maximum FSR of 2.5:1 as is proposed by the DLEP 2011</p>	<p>Amend base DLEP FSR map to 2:1 for the whole of Precinct 3.</p> <p>Amend FSR map to 2:1 for the whole of Precinct 3 and land within the Ryde Town Centre with an FSR 1.8:1 under the Draft Plan.</p> <p>Amend the HOB map for the corresponding area mentioned above to a height of 18.5 m.</p>

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>this site to address issues relating to feasibility and to ensure that redevelopment occurs that is more in line with the scale of the surrounds.</p>	<p>The height should also be amended. It is suggested that the base height of 18.5:1 be retained but that the height incentive is amended to be a maximum of 6m. This may create taller building forms but will not add to the floor space capacity of the centre (and therefore the traffic generation).</p> <p>To ensure equity the same height and FSR controls should be applied across the whole of Precinct 3 – Main Street (generally retail parts of Blaxland Rd of Church St) and areas in “Ryde Town Centre presently with an FSR of 1.8:1.</p> <p>The height incentives (if taken up) are in the central part of the Top Ryde and will not affect the low density residential areas surrounding the centre.</p>	<p>Amend HOB Map to make area E as referred to in Clause 4.3(2A) to correspond with area described above.</p> <p>Amend FSR Map for Ryde Town Centre by combining area H and I into area H.</p> <p>Amend Clause (4.4)(2A) as follows; Subclause (h) amended to read -(h) 0.5:1 if the building is in area H and if the building is on a site having an area of at least 900sqm and provides laneway access and is mixed development. - Clause 2 (4.4)(2A) (i) to be deleted</p>
	General			
	D12/42929	Manufacturing /warehousing uses	A submission to the community	That the following land uses

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>(D12/43544/ D1243691))</p> <p>Submission on behalf of owners of Gladesville Industrial Area (33 – 51 College Street and 46 – 48 & 28 Buffalo Rd)</p>	<p>permitted under the RPS for the last 50 year are no longer appropriate for the IN2 zone.</p> <ul style="list-style-type: none"> ➤ Manufacturing has virtually disappeared from the area – examples of manufacturers relocating outside Ryde area provided. ➤ Warehousing is also rapidly disappearing. Most current and future demand is associated with bulky goods sales and wholesale supplies ➤ As long term tenants relocate they are not being replaced. <p>The solution</p> <ul style="list-style-type: none"> ➤ Expand land uses in zone to include, wholesale supplies bulky goods premises, and recreation facilities (indoor) ➤ Request Council 	<p>consultation of the Draft LEP was also submitted with respect to this issue. Under DLEP 2011 the IN2 zone permits a number of new land uses such as funeral homes, hardware and building supplies, Land scaping material supplies and storage premises. Under SEPP (Infrastructure) emergency service facilities are also permitted in the zone (the use is listed as <i>prohibited</i> in the land use table and should be deleted to be in accordance with the SEPP).</p> <p><i>Wholesale supplies</i> which are defined as a building or place used for the display sale or hire of goods by wholesale only to business that have an ABN registered under a 1999 tax Act is considered to be very similar in nature to a <i>warehouse or distribution</i></p>	<p>be added to IN2 zone <i>Permitted with consent</i></p> <ul style="list-style-type: none"> - Recreation facility (indoor) - Wholesale supplies - Building identification signs <p>The following land use be deleted from IN2 zone <i>Prohibited</i></p> <ul style="list-style-type: none"> - Emergency Service facilities

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>recognise changing demand for premises in IN2 zone</p> <ul style="list-style-type: none"> ➤ Bunnings has been given the right to Bulky Goods premises – long term land owners should be given the same right 	<p><i>centre</i> (defined as a building used for the sorting or handling items pending their sale but from which no retail sales are made). As such it is considered to be a suitable use with council consent in the IN2 zone.</p> <p>Bulky goods premises is defined as a building used for the sale , hire or display of bulky goods being of such size or weight to require a large handling display area and includes goods such as floor and window supplies , furniture , household electrical goods and swimming pools. Under <i>Schedule 1 Additional permitted uses</i> a bulky goods premises is permitted at 461 Victoria Rd. This was based on a recommendation of the Ryde Local Planning Study that was adopted by Council on 7 December 2010. The retail nature of bulky goods and its likely impact on reducing the land available for industrial uses is such that they should be considered</p>	

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.	Trim No/ Subject	Issue	Comments	Recommended Action
			<p>on an individual basis through a Planning Proposal. DoPI on 20 June 2012 advised Council of the following;</p> <p><i>“Our preference is to exclude bulky goods retail from industrial zones as an additional use across the zone because the inclusion of 'bulky goods' is now considered fundamentally to be a retail use that is likely to reduce the amount of industrial land</i></p> <p><i>The preference now is to either:</i></p> <ol style="list-style-type: none"> <i>1. cluster permissibility of these uses in a suitable area (close to commercial is ideal but may not be achievable) and to give them a B5 zoning or</i> <i>2. allow the use by a Schedule 1 amendment for the particular site based on suitability criteria (less preferable but less damaging to the whole zone)</i> <p><i>In either case the PP should assess the proposal against the Employment Lands Development Program Strategic Assessment checklist</i></p> <p>A number of indoor recreation facilities</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/42495	<p>Request a workshop so that representatives of owners can address Councillors.</p> <p>Principles underlying widening of land uses in IN2 zone are</p> <ul style="list-style-type: none"> ➤ To ensure the promotion and co – ordination of the orderly and economic development of the land in accordance with EP& A Act ➤ To establish any use for which there maybe local community demand which is compatible and appropriately located in IN2 zone. <p>Analysis has identified following uses appropriate for the zone</p> <p><i>Bulky goods premises</i> – the site needs and characteristics</p>	<p>exist within the industrial areas of Ryde and are considered a use that should be permitted with Council consent.</p> <p>A number of meetings have occurred between Council staff and the author of the submission and other landowners to discuss their issues and land use matters relating to the IN2 zone. It is considered that proposed amendments to the IN2 land use table will address many of the concerns of the submissions.</p> <p>See comments above</p>	

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.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>of the use make it inappropriate in a Business zone – only suitable zone where use can be accommodated is IN2 zone</p> <p><i>Wholesale supplies</i> – use virtually identical to warehouse or distribution centre which is permitted in the IN2 zone. Such a use generally needs large sites. There is a local demand for such uses which can be satisfied in IN2 zone.</p> <p><i>Recreation Facilities (Indoor)</i>. Such facilities have been IN2 zone. The site needs and characteristics of the use make inappropriate in business zones.</p> <p><i>Emergency Service Facilities</i> – there is demand for these facilities and no reason to prohibit them from IN2 zone.</p> <p><i>Building identification signs</i></p>	<p>See comments above</p> <p>See comments above</p> <p>See comments above</p> <p><i>A building identification sign</i> is a sign that identifies the names a building ,</p>	


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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/40823	<p>There is no rationale town planning reason to prohibit such signs in IN2 zone.</p> <p><i>Storage premises</i> should be identified in the land use table as permitted with consent.</p> <p>The submission states “This draft is much better. Simple effective well laid out draft.”</p>	<p>the street name and number of a building and a logo but does not include general advertising of products etc. Such signs are permitted in the principle business zones and are most in evidence in the Macquarie Park. The introduction of such signage into the IN2 zone is considered reasonable.</p> <p><i>Storage premises</i> are not listed as a prohibited use in the IN2 land use table and as such are permitted with consent. No further listing of the land use is required.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p>	
	D12/43172	<p>Submission seeks a rezoning of properties 131 – 133 Herring Rd & 209 Epping Rd to establish a medical facility on the basis that</p> <p>Request made on the basis that</p>	<p>A submission to the community consultation of the Draft LEP was also submitted with respect to this issue.</p> <p>Approval was given by Council in 1999</p>	<p>Add to <i>Schedule 1 Additional permitted uses</i> 131 & 133 Herring Rd and 208 Epping Road – development for the purposes of a medical</p>

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>such a facility will play important role when approved as it will fill a major need for a primary care centre in area – particularly with projected growth in housing in the area.</p> 	<p>for use of the property 133 Herring Rd Marsfield as a <i>professional consulting room</i>. Access to parking on the site is via Herring Road in close proximity to the intersection of Herring and Epping Roads.</p> <p>Adjoining properties 131 Herring Rd and 208 Epping Rd contain dwelling houses.</p> <p>The property opposite is presently used as a hotel and a planning proposal has been submitted for the expansion of uses on the site to include a retail outlet.</p> <p>The expansion of uses on the three properties to include a medical centre is considered reasonable in that</p> <ul style="list-style-type: none"> ➤ Part of the land is presently being used with Council consent as a doctor's surgery ➤ Development of all three sites would result in a better traffic and parking outcome in that access could be relocated further away from the intersection of Epping and 	<p>centre is permitted with consent.</p>

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/44843 D12/44841</p>	<p>Request the ability to strata a flat above a shop at Doig Avenue to enable a family member to purchase the dwelling.</p>	<p>Herring Rds.</p> <p>The subject land is zoned <i>B1 Neighbourhood Centre</i>. Shop top housing is permitted with Council consent in the zone. Shop top housing is defined as one or more dwellings located above ground floor retail or business premises.</p> <p>There is no requirement that the dwelling be used in conjunction with the retail use and as such the strata subdivision of the two uses would be permitted.</p>	
	<p>D12/44570</p>	<p>136 – 138 Pittwater Rd Boronia Park. Boronia Park Shopping Centre has potential for upgrading . Requests that the floor space ratio be changed to 1:1 as this would make it more conducive for</p>	<p>The land is zoned B1 Business Neighbourhood under LEP 2010 and DLEP 2011. A master plan was undertaken for a number of small centres (Small Centre Study) including Boronia Park. Detailed community consultation was undertaken with</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/49701 D12/52885</p>	<p>redevelopment and upgrading. Under the proposed FSR it would be difficult to achieve a viable development concept.</p> <p>Requests that residential accommodation be allowed on the ground floor in neighbourhood shopping areas given oversupply of shops and current shortage of residential accommodation.</p>	<p>residents and landowners of Boronia Park and Council on the 2 November 2010 resolved to remove Boronia Park from the Small Centres Study resulting in no change to the Centre.</p> <p>The Local Study recommended a general increase in FSR for all land zoned B1 from 0.5: to 0.8:1. No further change is considered necessary.</p> <p>The objectives of the B1 Neighbourhood Centre zone are</p> <ul style="list-style-type: none"> - To provide a range of small – scale retail , business and community uses and - To encourage employment opportunities in accessible locations. <p><i>Shop to housing</i> (defined as one or more dwelling located above a ground floor shop) is permitted in the zone with all other residential development prohibited. It is considered that the approval of other forms of residential</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/51635	<p>DLEP does not incorporate zoning for linking and moving between open space areas in Ryde.</p> <p>The Integrated Open Space Plans need to be incorporated into the LEP. To meet the requirements of all “access to facilities open space and commercial areas need to be linked.</p>	<p>development would undermine the objectives for the zone.</p> <p>An Integrated Open Space Strategy for the City of Ryde is presently being developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of land and linkages to active transport corridors.</p>	
	D12/52386	<p>On behalf of 142, 144 – 148, 203 – 213 and 215 Cox’s Rd N Ryde Council is considering two master plans for the redevelopment of the Centre and surrounding Council land.</p> <p>Both master plans involve</p>	<p>Council on the 24 April 2012 resolved</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>significant variations to height and fsr proposed in DLEP 2011.</p> <p>In these circumstances no building height or fsr controls should be applied to the land and Council should rely on the master plan that it adopts to control development.</p> <p>This is consistent with</p> <ul style="list-style-type: none"> ➤ the approach taken for church and council owned land in the Centre under DLEP 2011 ➤ consistent with no building heights under LEP 2010 ➤ consistent with no fsr in the Eastwood Town Centre under LEP 2010 and DLEP 2011. <p>Fsr and height controls should be included in a Centre specific DCP after Council has determined the master plan for redevelopment of centre.</p>	<p>to accept both a landowner's master plan and Council's master plan for public exhibition. The exhibition occurred from the 9 May to the 20 June 2012. The outcomes of the exhibition will be reported to Council later in 2012.</p> <p>The DLEP and the development of the controls for Cox's Road Centre have always been considered two separate processes. Upon a decision being made by Council as to what controls should apply to the Centre a planning proposal amending LEP 2011 will be undertaken.</p> <p>It should be noted that as per the RPSO and LEP 2010 land in DLEP 2011 zoned SP2 has no fsr or height controls.</p> <p>The Local Planning Study adopted by Council recommended a height of 9.5m and fsr of 0.8:1 for land zoned B1 (under LEP 2010 a 0.5:1 fsr exists with no height control).</p> <p>The controls of FSR 0.8:1 and building</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>215 Coxs Rd is zoned SP2 under DLEP 2011 – land is not required for a place of public worship and as it adjoins 203 – 213 Coxs Rd it should be zoned B1.</p> <p>Requests an opportunity to address Council.</p>	<p>height of 9.5m is appropriate for Cox's Road until the Council makes a decision on the future controls for the Centre. FSR controls for Eastwood are currently being developed through a master plan process. The draft master plan should be reported to Council in late 2012,</p> <p>Eastwood Town Centre under LEP 2010 and DLEP 2011 has no fsr controls - development is controlled through height and design criteria. The FSR controls are currently being developed as part of a master planning process for the Centre. The draft master plan will be reported to Council later in 2012.</p> <p>DoPI requires all heights and fsr to be within an LEP not a DCP. A DCP may convert a height in an LEP into storeys.</p> <p>Council resolved on 14 February 2012 that an amended s65 Certificate be</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52681 D12/52990	Submission expresses concern at <ul style="list-style-type: none"> - lack of biodiversity mapping – DLEP has no supporting maps for high biodiversity land on either public or private lands.- maps are needed to help protect and identify local biodiversity. - lack of defined landscape requirements – requirements for a set amount of landscaping on a site (permeable area) are not included. Landscape requirements are important for a well managed catchments. 	<p style="color: red;">requested from DoPI that does not rezone any current SP2 land to any other purpose. This request was supported by DoPI. Based on this resolution the rezoning of the land to B1 is not supported.</p> <p>Council’s Open Space Unit have commenced a program reviewing the E2 zones within the City. The review program was a recommendation of the Local Planning Study. The work completed to date includes the E2 land along the Parramatta River , Putney Park and Shrimptons Creek. It is anticipated that over time this program will review all the E2 zones in the City.</p> <p>Biodiversity mapping has merit in relation to protecting the environment . However to introduce such provisions requires a comprehensive consideration and research to:</p> <ul style="list-style-type: none"> - defining the biodiversity elements - mapping the corridors in 	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>The submission supports the proposed rezoning of Bundara precinct to E2. The submission also urges Council to: identify riparian zones and provided necessary buffer areas and states insufficient areas are identified for future open space and improved connectivity</p>	<p>relation to the Councils cadastre/allotment</p> <ul style="list-style-type: none"> - introduction of workable/realistic controls on both public and private lands <p>Council currently has a series of mapping overlays such as urban bushland, overland flow paths , endangered vegetation that are used as part of the development assessment process and defining development /built form outcomes.</p> <p>Local Plans of Management , State and Federal Government Legislation relating to endangered flora and fauna also assist in protecting the Cities environment</p> <p>The landscape requirements relating to a site and development outcomes are matters contained in the DCP. This matter will be considered as part of the outcomes of the exhibition of DDCP 2011 which will be reported to Council</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/52444</p> <p>D12/51969</p>	<p>Submission states it is in support of DLEP Plan.</p> <p>391 Blaxland Rd Ryde Submission requests reinstatement of existing R2 zoning.</p>	<p>at a later date.</p> <p>An Integrated Open Space Strategy for the City of Ryde is presently being developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of land and linkages to active transport corridors. The request for Council to identify and document riparian zones and buffer areas is noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>The land is currently zoned R2 and is part of a small group of shops on Blaxland Rd. The Local Planning Study adopted by Council 7 December 2010 recommended the group be zoned B1 in accordance with usage. As land is on the edge of the group and adjoining to the east of the subject</p>	<p>Amend the Land Zoning Map for the property 391 Blaxland Rd Ryde to R2.</p>

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52639	<p>293 – 299 Quarry Rd 117 – 119 North Ryde Denistone East.</p> <p>Submission requests :</p> <ul style="list-style-type: none"> - an increase in building height from 9.5m – 12.5m - an increase in FSR from 0.8:1 to 1:1 - the rezoning of 8 Rocca St from R2 to B1 (land identified in Schedule 1 Additional permitted uses) - Vehicle Repair Stations to included in land use table. 	<p>site is also zoned R2 it is considered reasonable for the zoning to be reinstated.</p> <p>The Local Planning Study adopted by Council 7 December 2010 recommended that the FSR for B1 zone be increased from 0.5:1 to 0.8:1 and that a 9.5m height limit be introduced.</p> <p>The proposed changes apply to all B1 zones and are considered appropriate.</p> <p>The Schedule 1 use applies to 8 Rocca Street and 293 Quarry Rd and permits a car park and road to service adjoining land. It is considered that for the rezoning of the land to occur a planning proposal should be submitted to Council.</p> <p>The subject property contains a service station/vehicle repair station. A service station is a permitted use in the zone and a vehicle repair activity</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52866	6 Clare St Gladesville Object to RE1 zoning in front of property. Council previously recognised the need for vehicular access from Clare St to property. Requests RE1 zone be amended to include an objective that permits the legal right of access of adjacent properties where the RE1 zoned land is a road.	<p>would be permitted if ancillary to the service station use.</p> <p>Roads are a mandated use in the RE1 zone. Council on the 5 November 2002 resolved that it agrees in principle with the provision of vehicular access from Clare St onto the southern side of the property. As the zoning of land under LEP 2010 did not impact on Council's resolution no further action was taken. The matter now is waiting legal opinion. It is considered that no further action should be taken at this stage.</p>	
	D12/52660 D12/52687	100 – 104 Rowe St Eastwood Objects to zoning of property RE1 as it - adversely impacts on	The Public Work Group advised that in past discussion with the owners of the site - the owner has refused for storm water amplifications works through his property. The design was completed.	

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.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>family</p> <ul style="list-style-type: none"> - prejudicial as nerby properties have similar flood issues - recent developments have reduced flood risk to Rowe St - Rezoning of land will not address flood risk in area. 	<p>The site was recommended for acquisition</p> <p>A report to Council dated 4 May 2010 titled <i>Potential Property Acquisitions – S94 Funding</i> prepared by Manager – Building and Property outlined a process to be adopted for future acquisitions of land for open space purposes.</p> <p>The subject property was one of 11 properties identified as being of a high priority in terms of future Council acquisition -</p> <p>Council on the 18 May 2010 resolved that all such properties be included in the <i>Land Reservation Acquisition Map in the comprehensive Local Environmental Plan 2011</i> and marked as “Local Open Space.</p> <p>Council on the 21 June 2011 reviewed the properties proposed to be acquired and resolved that 8 of them be deleted from DLEP 2011 and there previous</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53095	<p>St Michaels Church & School Hughes St & 47 Gaza Rd Meadowbank Request the SP2 zone reflect the correct land uses on the site ie church and school and the cross over use of the land for both purposes. 47 Gaza Rd is presently zoned SP2 Educational establishment and is used for parking for both the church and school. Request that the land also be zoned SP2 educational Establishment & place of Public Worship.</p>	<p>zonings reinstated. The resolution reinforced Council's previous resolution to rezone the subject property for open space purposes.</p> <p>No objection to SP2 zone on the south side of Hughes St being zoned to reflect correct SP2 land use. Council has had a number of issues with adjoining residential properties and the use of the land at 47 Gaza Rd as a car park.</p> <p>It is considered that the zoning of the land at 47 Gaza Rd should remain unchanged.</p>	<p>That the SP2 land being St Michaels Church & School be zoned SP2 Educational Establishment and Place of Public Worship</p> <p>No change to 47 Gaza Rd zoning.</p>
	D12/53065	Ryde Community Alliance		

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52986	<p>FSRs.</p> <ul style="list-style-type: none"> - The plans should ensure protection of the environment within Ryde and adjoining Council areas. - Natural Environment – the DLEP should identify and protect linkages open space and bushland within COR and adjoining Council areas. Council owned land should remain in public ownership. <p>600 Victoria Rd Ryde (RRCS) Concept Plan was approved by</p>	<ul style="list-style-type: none"> - Recommendations of the Local Planning Study (LPS) adopted by Council on 7 December 2010. <p>The preparation of both the LEP and LPS were researched and involved a range of consultations with the community.</p> <p>The preparation of the Plans were undertaken in consultation with adjoining councils – consideration is given to the zoning of land and the need for environmental protection.</p> <p>The provision of linkages is identified in the Integrated Open Space Strategy presently being developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of land and linkages to active transport corridors.</p> <p>Council in the development of LEP 2010 was required by DoPI to include</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/53059	<p>the Minister for Planning on the site whilst the site was under SEPP (Major Development) 2005. The provisions of the SEPP have now been repealed and controls put under LEP 2010.</p> <p>A modification to the Concept Plan was lodged in May 2012.</p> <p>Requests that if DoPI approves modification the LEP controls be updated to reflect the modified Concept Plan height and FSR controls</p> <p>20 Waterview Street Putney Site is zoned IN4 Working Waterfront which aims to retain and encourage waterfront industrial and maritime activities . Site has environmental and economic constraints which would inhibit its development for</p>	<p>the zoning, fsr and height permitted under the SEPP for the site.</p> <p>It is not considered appropriate to vary any controls on the site unless directed by DoPI and community comment has been sought.</p> <p>DoPI adopted a master plan for the site in 2003, this was subsequently amended in 2010.</p> <p>In view of the history of the site and the involvement of State controls applying to the land (SREP & master plan), and the nature of the uses</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>such purposes.</p> <p>Request for expansion of uses on the site to include; Marinas Residential flat buildings Food and drink premises Shops and kiosks.</p>	<p>requested it is considered that a planning proposal would be necessary to ensure appropriate consultation with State Government and the community.</p>	
	D12/53079	<p>The following concerns are raised by URBIS on behalf of “Masters” a hardware chain:</p> <ul style="list-style-type: none"> -There is no hardware and home improvement precinct in the Ryde LGA, and this commercial offer is under-represented in the LGA - The exhibited Draft LEP does not provide sufficient zoned land to support a “Masters” use. -The restrictive nature of the IN2 land use permissibility excludes “Masters” which is a compatible use with zone objectives <p>Thus, two options are proposed for consideration by Council</p> <ul style="list-style-type: none"> -More land to be zoned B5 or B6 in 	<p>Comments made in the submission are noted.</p> <p>The DLEP 2011 has been prepared based on the:</p> <ul style="list-style-type: none"> - provisions of LEP 2010 - amendment to S1 - Recommendations of the Local Planning Study (LPS) adopted by Council on 7 December 2010. <p>The LPS recommended a number of areas in the City adjoining Ryde and West Ryde Town centre be zoned B6. The rezoning of land to B5 and B6 and the introduction of bulky goods/garden</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>areas where Council seek to concentrate bulky good uses -Increase the scope of the IN2 zone to include 'garden centres' as a permissible use, consistent with other Sydney metropolitan Councils</p>	<p>centres into the IN2 zone requires further research and consideration, which should be undertaken as part of a planning proposal.</p>	
	<p>D12/53013 D12/53083</p>	<p>1 and 1a Trafalgar Place North Ryde City Plan Services on behalf of Macquarie University raised the following concerns: The subject land is zoned B1</p> <p>The changed zoning/permissible uses that '<i>residential accommodation</i>' is proposed to be prohibited.</p> <p>In prohibiting '<i>residential accommodation</i>', '<i>shop top housing</i>' is prohibited as it is a form of residential accommodation</p> <p>Council is requested to delete '<i>residential accommodation</i>' from the prohibited column.</p>	<p>To comply with the requirements of DoPI the land use table for the B1 zone (and other business and industrial zones) identifies the land uses that are prohibited with all else being permitted.</p> <p>Under LEP 2010 most zones identify the land uses that are permitted all else being prohibited.</p> <p>Under LEP 2010 and DLEP 2011 residential accommodation is a prohibited use in the B1 zone however shop top housing is mandated use permitted with consent in both Plans.</p> <p>Refer to comments on D12/52939.</p>	
	<p>D12/53014 D12/52875</p>	<p>Ryde Environment Group incl. The Friends of Kitty's Creek concerned with the provisions of the draft LEP</p>	<p>Comments made in the submission are noted.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>and DCP and the scale of development that will/is occurring in the City. Reference is made to:</p> <ul style="list-style-type: none"> - Dress Circle Estate East Ryde - Corridor Strategy to concentrate development along major roads - Macquarie Park, Top Ryde and North Ryde - Small centres, such as Blenheim Road <p>Concerns also raised on:</p> <ul style="list-style-type: none"> - No quantification of population growth in Ryde LGA - Flood studies - Foreshore building line - Protection of urban bushland and trees <p>Points made in the submission:</p> <ul style="list-style-type: none"> - Natural Environment – the DLEP should identify and protect linkages open space and bushland within COR and adjoining Council areas - Council owned land should remain in public ownership 	<p>The DLEP 2011 has been prepared based on the:</p> <ul style="list-style-type: none"> - provisions of LEP 2010 - amendment to S1 - Recommendations of the Local Planning Study (LPS) adopted by Council on 7 December 2010 <p>The preparation of both the LEP and LPS were research and involved a range of consultations with the community. The preparation of the plans were undertaken in consultation with adjoining councils – consideration is given to the zoning of land and the need for environmental protection</p> <p>The provision of linkages is identified in the integrated Open Space Strategy presently being developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of land and linkages to active transport corridors.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> - Failure to undertake a comprehensive Heritage Review 	<p>Council has commissioned three comprehensive heritage studies and informed the preparation of the LPS, in addition to consultation undertaken in conjunction with the preparation of the LPS.</p>	
	<p>D12/52955 D12/52998 D12/53070</p>	<p>Reference is made to:</p> <ul style="list-style-type: none"> - Dress Circle Estate East Ryde - Corridor Strategy to concentrate development along major roads - Macquarie Park, Top Ryde and North Ryde - Small centres, such as Blenheim Road <p>Concerns also raised on:</p> <ul style="list-style-type: none"> - No quantification of population growth in Ryde LGA - Flood studies - Foreshore building line - Protection of urban bushland and trees <p>Points made in the submission:</p> <ul style="list-style-type: none"> - Natural Environment – the DLEP should identify and 	<p>Comments made in the submission are noted.</p> <p>See comments above to D12/53014</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
		<p style="color: red;">protect linkages open space and bushland within COR and adjoining Council areas</p> <ul style="list-style-type: none"> - Council owned land should remain in public ownership 		
	D12/52962	<p>Concerns raised in relation with the provisions of the draft LEP and DCP and the scale of development that will/is occurring in the City.</p> <p>Reference is made to:</p> <ul style="list-style-type: none"> - Social and environmental impacts which have not been addressed in the strategic studies - Essential new infrastructure and facilities to meet current population growth have not been quantified. - No maximum target populations established - Omission of consultation of and respect for the Aboriginal and Torres Strait Islander peoples - Development should protect and enhance the visual amenity of the Local Government Area, especially 	<p>Comments made in the submission are noted.</p> <p>The DLEP 2011 has been prepared based on the:</p> <ul style="list-style-type: none"> - provisions of LEP 2010 - amendment to S1 - Recommendations of the Local Planning Study (LPS) adopted by Council on 7 December 2010 <p>The preparation of both the LEP and LPS were research and involved a range of consultations with the community. The preparation of the plans were undertaken in consultation with adjoining councils.</p> <p>The provision of linkages is identified in the integrated Open Space Strategy presently being developed. This is a high level document that once adopted by Council will result in the development of management plans to guide the provisions and use of open space including zoning of</p>	

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ATTACHMENT 4

.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>to and around the Sydney Harbour Catchment and to the Parramatta River</p> <ul style="list-style-type: none"> - Council owned land should remain in public ownership - The North Ryde Railway Station Precinct should have specific zoning and planning controls prepared by Council with community consultation to protect existing residential areas 	<p>land and linkages to active transport corridors.</p> <p>The North Ryde station precinct is a State Significant development and the planning process for this area is being undertaken by the State Government.</p>	
	<p>D12/52950 D12/52954 D12/52957</p>	<p>Concerns raised in relation to:</p> <ul style="list-style-type: none"> - rezoning for higher development outside main transport links - concern number of cars parked in proximity to the train station will increase impacting nearby residents 	<p>Comments made in the submission are noted.</p> <p>The DLEP 2011 has been prepared based on the:</p> <ul style="list-style-type: none"> - provisions of LEP 2010 - amendment to S1 - Recommendations of the Local Planning Study (LPS) adopted by Council on 7 December 2010 <p>The LPS included the Housing and Centres and Corridors Study, which reinforced the Council's approach that increased residential densities are focused on centres with good public transport.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
			<p>The preparation of both the LEP and LPS were research and involved a range of consultations with the community. The preparation of the plans were undertaken in consultation with adjoining councils.</p>	
	D12/53169	<p>Concerns raised in relation to:</p> <ul style="list-style-type: none"> - no reference to protection of Bundara Reserve - neighbouring home-owners and tenants who are separated from proposed major construction. - home occupation may be permitted without consent - Zone E2 Environmental Conservation – How can development be permitted within proximity of Bundarra Reserve - 4.3 Height of Buildings – Objectives includes minimisation of overshadowing. How can this aim be met by a high-rise building throwing shadows on a single-story residence? <p>Includes extensive comments</p>	<ul style="list-style-type: none"> - Bundara Reserve – the E2 zoning on this area/reserve has been expanded - As part of LEP 2010 careful consideration was given to identifying appropriate land uses within the E2 zone. The uses are considered appropriate and are retained in DLEP 2011. - Home occupation – a use permitted without consent is a requirement of SEPP (Exempt and Complying) Code - The point raised regarding the impact of development on adjoining land owners resulting from overshadowing or construction are noted and are matters that are considered as 	

ITEM 6 (continued)

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.	Trim No/ Subject	Issue	Comments	Recommended Action
		relating to the Draft DCP	<p>part of developing the controls for an area and are fully assessed as part of the development assessment process.</p> <p>Comments on the DDCP will be addressed as part of the public assessment of the outcomes of the public exhibition for the draft plan.</p>	
	Dual Occupancy/ Multi dwelling housing			
	12/44366	The submission supports strata subdivision of dual occupancy developments. Concern however exists with the following :-	The reference to 580sqm is to the size	

ITEM 6 (continued)

ATTACHMENT 4

	Trim No/ Subject	Issue	Comments	Recommended Action
		<ul style="list-style-type: none"> ➤ The minimum 580sqm land size should be the total lot size and not the individual lots ➤ Minimum 20m road frontage is way to prohibitive as there are only a few lots in Ryde that would comply. Clause should be removed or reduced to something more practical. 	<p>of the land parcel that the development is located on. It is not a reference to the size of each strata lot.</p> <p>The Ryde Planning Study 2010 – Housing study states the following with respect to the requirement of a 20m frontage for dual occupancy developments.</p> <p><i>A slightly higher minimum lot size together with a 20 metre minimum frontage width would deliver better design outcomes, particularly with regard to compatibility with existing streetscapes, landscape and deep soil areas, as well as the placement of garages and other car parking structures.</i></p> <p><i>If an increased minimum lot size for duplex buildings was introduced, the number of sites available for duplex developments would significantly decrease.(P4 – 72).</i></p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/44536</p> <p>D12/44515</p> <p>D12/45955</p>	<p>The submission states "We have been hoping for subdivision of dual occupancy for some time and hope this can be passed through by Council in DLEP 2011".</p> <p>The submission states "We welcome strata subdivision proposal for dual occupancy."</p> <p>The submission states – We recently carried out subdivision of land with the intent of building a dual occupancy on the hatched shaped lot. The road frontage of the hatched shaped lot is 3.5m. Concerned the accessway to the hatched</p>	<p>Council on the 7 December 2010 adopted the following recommendation from the RPS 2010 <i>Introduce a control to require a minimum street frontage of 20 metres for duplex developments. (P 9- 13).</i></p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Under the RPSO a duplex building was defined as being 2 dwellings each of which is designed so that its front door faces a street. As a result of the definition duplex buildings were prohibited on hatchet shaped allotments. Under the current definition and</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/48867	<p>shaped block considered to be the road frontage.</p> <p>We support the proposal for</p>	<p>controls for dual occupancy under LEP 2010 there are no restrictions preventing a dual occupancy on a hatchet shaped allotment. No approvals for such development has occurred since the gazettal of LEP 2010 in June of 2010.</p> <p>Under DLEP 2011 Clause 4.1C <i>Minimum lot sizes for dual occupancy and multi dwelling housing</i> a minimum road frontage of 20m or greater is required for the development of a dual occupancy development.</p> <p>As such dual occupancy development on a hatchet shaped allotment is prohibited. Refer to comments above re The Ryde Planning Study 2010.</p> <p>The aim of the 20m frontage is to deliver better design outcomes, particularly with regard to compatibility with existing streetscapes and as such should not be amended.</p> <p>Comments in support of DLEP 2011</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/50853</p> <p>D12/51335 D12/51394 D12/51701 D12/51698 D12/51282</p> <p>D12/51623</p>	<p>strata subdivision of dual occupancy developments. This will assist the housing shortage and enable more people to utilise the existing infrastructure in Ryde area.</p> <p>Supports very strongly that duplex building should be sold individually. It will bring more people into the City</p> <p>Supports strata subdivision of dual occupancy developments.</p> <p>The minimum lot sizes for dual occupancy and multi dwelling housing if applied to Miriam Rd West Ryde would enable developers to construct multi dwelling housing on almost every</p>	<p>amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p> <p>Under LEP 2010 a density control of 300sqm per 3 bedroom dwelling applies to multi dwelling housing with a minimum lot area of 580sqm required for dual occupancy development.</p>	

ITEM 6 (continued)

ATTACHMENT 4

.	Trim No/ Subject	Issue	Comments	Recommended Action
		<p>lot. This would have many detrimental affects including;</p> <ul style="list-style-type: none"> ➤ issues with street parking. ➤ impact on character and streetscape of heritage items in the street <p>Controls are considered inequitable as it would allow numerous developments in one street but would be impossible for development to occur in another.</p>	<p>Under DLEP 2011 the following is required</p> <ul style="list-style-type: none"> ➤ minimum lot size of 900sqm for multi dwelling housing ➤ minimum lot size of 580sqm for dual occupancy developments ➤ 20m road frontage for both. <p>The requirement of a 20m frontage does mean that based on existing subdivision patterns certain areas of Ryde will capable of being developed than others.</p> <p>The removal of linear separation for such development from the DCP means that areas such as Miriam Rd (which have large lot subdivision patterns) could result in numerous Das being submitted for such developments.</p> <p>It should be noted that Council in recognition of the streetscape and character of Miriam Rd have attempted on a number of occasions to introduce design and character area</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	<p>D12/52736</p> <p>D12/52658</p>	<p>Lot size and frontage will greatly limit number of dual occupancy/multi unit dwelling developments in Ryde. The frontage requirement will limit the strata subdivision of existing developments.</p> <p>Prefer Torrens title subdivision of dual occupancy developments</p> <p>Frontage requirements will limit development opportunities- suggests varied of design options.</p>	<p>controls however due to a lack of community support they did not proceed.</p> <p>See comments above . There is no restriction on the strata subdivision of dual occupancies based on road frontage. The clause requires a minimum area of 580sqm for strata subdivision of such developments – this has been the required standard for many years.</p> <p>The definition of a dual occupancy development is 2 dwellings on 1 lot of land. If the land were Torrens title subdivided it would result in 1 dwelling on 1 lot of land and therefore by definition no longer be a dual occupancy development. Also a Torrens title would result in land parcels having a land area of approximately 290sqm. – such a change could undermine the existing 580sqm required for normal shaped allotments.</p>	

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	Trim No/ Subject	Issue	Comments	Recommended Action
	D12/52940	<p>Dual occupancy not duplex should be considered ie 2 storey front dwelling and single storey rear dwelling.</p> <p>Multi dwelling developments – controls should be more flexible and assessed on merit.</p> <p>Comments on dwelling housing DA process.</p> <p>Supports concept of duplex as a more affordable housing option</p>	<p>Nothing prevents a dual occupancy which has dwellings located one behind the other.</p> <p>The standards proposed for multi dwelling housing is the same as has been in place for a number of years. Flexibility can occur in design where proven beneficial to the development and surrounding area.</p> <p>The issue is not relevant to the DLEP.</p> <p>Comments in support of DLEP 2011 amendments are noted.</p>	

ITEM 6 (continued)

ATTACHMENT 5

Table 3 – Amendments to DLEP 2011

Proposed Amendment	Basis for amendment
1. <i>Wholesale supplies, Building identification signs and Recreation facility (indoor)</i> be added to uses permitted in the IN2 Light Industrial zone.	In response to a submission – see report.
2. <i>Emergency services facilities</i> be deleted from uses prohibited in the IN2 Light Industrial zone.	In response to a submission – see report.
3. <i>Home business and Home industries</i> be added as a permitted use with Council consent in the R2, R3 and R4 zones.	In response to a submission – see report.
4. Add to <i>Schedule 1 Additional permitted uses</i> 131 & 133 Herring Rd and 208 Epping Road – Development for the purposes of a medical centre is permitted with consent.	In response to a submission – see report.
5. Home based child care centres where permitted without consent in the land use table be made development permitted with consent.	In response to a submission – see report.
6. Schedule 2 Exempt Development – Signage (temporary) Additional condition added (d) Must not be illuminated	In response to a submission – see report.
7. Land Reservation Acquisition Map be amended in line with requested R&MS boundary changes (with corresponding changes to the Land Zoning Map) and that the inclusion of land in Vimiera Rd on the Land Reservation Acquisition (LRA) Map be highlighted to DoPI for their consideration.	In response to a submission – see report.

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ATTACHMENT 5

Proposed Amendment	Basis for amendment
<p>8. 4.5B(c) Macquarie Park Corridor be expanded to read <i>“To encourage greater public transport and active transport options”</i></p>	<p>In response to a submission – see report.</p>
<p>9. Amend Clause 1.2(2)(f) to read “ to improve access to the city, minimise vehicle kilometres travelled, facilitate the maximum use of public transport and encourage walking and cycling”</p>	<p>In response to a submission – see report.</p>
<p>10. Clause 6.6 (f) – Environmental Sustainability be expanded to read <i>“Transport initiative to reduce car dependence such as providing bicycle and pedestrian facilities, car share /carpool/small vehicle parking spaces and public transport information and the development of a workplace travel plan.”</i></p>	<p>In response to a submission – see report.</p>
<p>11. Update the DLEP 2011 Centres map for Ryde Town Centre, West Ryde Town Centre and Gladesville Town Centre .</p>	<p>In response to a submission – see report</p>
<p>12. Amend the Land Zoning Map for the property 391 Blaxland Rd Ryde to R2.</p>	<p>In response to a submission – see report</p>
<p>13. Amend the Land Zoning Map for St Michaels Church & School Huges St Meadowbank to SP2 Educational Establishment and Place of Public Worship</p>	<p>In response to a submission – see report</p>
<p>14. Ryde Town Centre - Amend FSR map to 2:1 for the whole of Precinct 3 and land within the Ryde Town Centre with an FSR 1.8:1 under the Draft Plan.</p>	<p>In response to a submission – see report</p>

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ATTACHMENT 5

Proposed Amendment	Basis for amendment
<ul style="list-style-type: none"> - Amend the HOB map for the corresponding area mentioned above to a height of 18.5 m. - Amend HOB Map to make area E as referred to in Clause 4.3(2A) to correspond with area described above. - Amend FSR Map for Ryde Town Centre by combining area H and I into area H. - Amend Clause (4.4)(2A) as follows; Subclause (h) amended to read <ul style="list-style-type: none"> - (h) 0.5:1 if the building is in area H and if the building is on a site having an area of at least 900sqm and provides laneway access and is mixed development. - Clause 2 (4.4)(2A) (i) to be deleted 	
<p>15. Update the DLEP 2011 Ryde Civic Precinct map to include additional areas as identified in Draft DCP 2011 - Part 4.4 Ryde Town Centre</p>	<p>Determination of precincts for Ryde Town Centre completed after submission of DLEP to DoPI . Consistency between LEP and DCP required.</p>
<p>16. Amend clause 4.3 (2C) so that the maximum height for dwellings in both multi dwelling housing and dual occupancy development that do not have frontage to a street is 5m.</p>	<p>The clause at present only applies to multi dwelling housing developments and to ensure consistent controls exist governing the height of all rear dwellings the clause should include dual occupancy developments,</p>
<p>17. Schedule 2 Exempt development - Amend controls for Signage (real estate sign for a residential site)</p>	<p>An error occurred in the Schedule in that the controls for <i>Signage (retail premises windows)</i> was repeated for <i>Signage(real estate sign for a residential site)</i>. It is proposed to reinstate the existing controls under LEP 2010 for <i>Signage(real estate sign for a residential site)</i>.</p>
<p>18. Amend LEP 2011 Heritage</p>	<p>Council has one archaeological</p>

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ATTACHMENT 5

Proposed Amendment	Basis for amendment
<p>Map to be in line with DoPI requirements that Archaeological Heritage Items be identified separately to General Heritage Items</p>	<p>heritage item in Gladesville which is identified in <i>Schedule 5 Environmental heritage</i> as an archaeological item but which has been mapped as a general item.</p>
<p>19. Amend LEP 2011 Lot Size Map to delete all areas from the map which are not zoned in the Land Zoning Map residential</p>	<p>A number of properties have been rezoned in the Land Zoning Map from a residential to a business zone .This change however was not carried through to the Lot Size Map which only relates to residential properties.</p>
<p>20. Amend LEP 2011 Floor Space Ratio Map with respect to 1 Monash Road Gladesville to bring it in line with <i>Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) 2010 Floor Space Ratio Map</i>.</p>	<p>Under Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) 2010 Floor Space Ratio Map the subject property, which is a heritage item has no FSR. An error occurred in the transfer of FSR controls for the site and under DLEP 2011 it has been given a FSR.</p>
<p>21. Amend <i>Schedule 5 Environmental heritage</i> with respect to Item I204 - 36 Hillview Road Eastwood.</p>	<p>To ensure that the entire building is listed as a heritage item, the reference for I204 needs to be expanded to include 34 Hillview Road (Lot 46 DP 8043) and 32 Hillview Road (Lot 47 DP 8043).</p>
<p>22. Add a new clause <i>Macquarie Park Corridor – Serviced apartments in Zone B3 Commercial Core</i> prohibiting the strata subdivision of serviced apartments</p>	<p>In the report of the 27 September 2011 it was stated that Council should make a formal submission to DLEP 2011 once on exhibition requesting the reinstatement of Clause 4.5B(5) with respect to prohibiting the subdivision of such developments</p>
<p>23. Amend Clause 4.5A(b) <i>Density Controls for Zone R2 Low Density Residential</i> by deleting reference to access to private open space.</p>	<p>The clause requires that separate access to private open space from an unbuilt upon portion of the site. This requirement is more appropriately covered in a DCP in that specific ways of achieving such access such as through a garage can be specified.</p>
<p>24. Upon direction from DoPI amend LEP maps relating to Macquarie University as required.</p>	<p>The land is identified as a State Significant site under SEPP (Major Development) 2005. Differences exist between the zoning, height and fsr controls for the land under the LEP and the SEPP.</p>
<p>25. Amend the land use table for the R1, R2, R3 and R4 zones</p>	<p>Secondary dwellings are permitted under SEPP (Affordable Rental</p>

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ATTACHMENT 5

Proposed Amendment	Basis for amendment
<p>to include secondary dwellings as being permitted with Council consent.</p>	<p>Housing) 2009 in all residential zones. To reduce existing administrative procedures and to ensure the provision of design criteria secondary dwellings should be permitted with Council consent in all residential zones.</p>
<p>Minor amendments to Written document if necessary to incorporate any changes required by DoPI or identified drafting errors</p>	
<p>Minor amendments to Map if necessary to ensure maps are in line with DoPI requirements and to improve legibility of maps</p>	