

# City Planning

## Planning Proposal Housekeeping Review 2022

July 2022

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## Introduction

This Planning Proposal has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the Act) (in particular Section 3.33) and the relevant guidelines produced by the Department of Planning and Environment (DPE).

DPIE requires a Planning Proposal to cover the following main parts which also form the basis of this document:

- Part 1 - A statement of the objectives and intended outcomes of the proposed instrument;
- Part 2 - An explanation of the provisions to be included in the proposed instrument;
- Part 3 - The justification of those objectives, outcomes and process for their implementation;
- Part 4 - Maps, where relevant, to identify intent of a Planning Proposal and the area to which it applies;
- Part 5 - Community Consultation proposed to be undertaken on the Planning Proposal; and
- Part 6 – Project Timeline to detail anticipated timeframe for the LEP making process.

Section 3.33(3) of the Act allows the Planning Secretary to issue requirements with respect to the preparation of a Planning Proposal. The secretary's requirements include:

- Specific matters that must be addressed in the justification (Part 3) of the Planning Proposal; and
- A project timeline to detail the anticipated timeframe for the plan making process for each Planning Proposal.

The project timeline forms Part 6 of this Planning Proposal.

## Part 1 - Objectives or Intended Outcomes

The purpose of this Planning Proposal is to amend the *Ryde Local Environmental Plan 2014* (LEP) to update and address a range of miscellaneous administrative issues identified in the operation of the Plan. It also introduces new provisions for community facilities, recreation areas, advertising and signage to ensure the City of Ryde is able to support the needs of its community.

### Objectives

1. Improve the operation of the LEP through the correction of historic errors, omissions and anomalies.
2. Allow community facilities in additional locations to assist government agencies and non-profit community organisations in providing services.
3. Allow recreation areas in the C2 Environmental Conservation Zone to reflect the existence of children's play areas in existing Council owned parks.
4. Implement *Planning Ryde: Local Strategic Planning Statement 2020* by expanding on community education and capacity of Council's waste management practices.
5. Incorporate Council-initiated resolutions made with respect to advertising to provide via exempt development improved and enhanced access networks, services and facilities in the City of Ryde in terms of convenience, safety and amenity of pedestrians, cyclists, public transport and road users.

### Intended Outcomes

The intended outcomes are divided into two broad categories of issues:

#### A. Policy Changes

1. Insert community facilities as permitted uses in more zones to assist government agencies and non-profit community organisations in providing services in additional suitable locations (Refer to Table 1 for uses and zones).
2. Amend the Land Use Table to permit recreational areas in the C2 Environmental Conservation Zone (Refer to Table 1 for uses and zones).
3. Amend clause 4.3A Exceptions to height of buildings and clause 4.4A Exception to floor space ratio, to clarify that laneways are not driveways but land that is dedicated to Council where required by Council for the purpose of providing or extending part or whole of a Council existing or proposed laneway.
4. Amend Schedule 1 Additional Permitted Uses of the LEP as follows:
  - a. Item 1: 11-13 Pennant Avenue, Denistone: Delete the clause as the additional permitted use (i.e. road) is now permitted through the zoning of the land.



- b. Item 2: 607 Blaxland Road, Eastwood: Delete the clause permitting vehicle sales or hire premises, as the land has been developed to its full potential for residential uses and is subject to a strata plan.
  - c. Item 7: 25-27 Epping Road, Macquarie Park: Delete the clause as the additional permitted use, i.e. centre-based childcare facilities and commercial premises are permitted with development consent via the current zoning of the land.
  - d. Item 16: 600-640 Victoria Road, Ryde: Correct the street address of the clause to 55 and 59 Charles Street, Ryde.
5. Amend Schedule 2 Exempt development of the LEP as follows:
- a. Allow advertisements on public seats, bus shelters, bins, vehicle parking infrastructure, flagpoles, street lighting, and multi-function poles as exempt development under the LEP in all Business, Industrial, Special Activities and Special Infrastructure zones in the City of Ryde.
6. Amend Schedule 5 Environmental Heritage to update heritage category descriptions, property descriptions and street addresses as necessary and delete Heritage Item 80 (37 Nancarrow Avenue, Meadowbank) which has been demolished.

## B. Mapping Changes

- 1. 6 Halifax Street, Macquarie Park: Rezone the small portion of land zoned RE1 public Recreation to R4 Low Density Residential to correct a zoning anomaly. Additionally, apply a floor space ratio of 3:1 and maximum height of 74 meters consistently across the whole site.
- 2. 62-80 Rowe Street and 20 First Avenue, Eastwood: Totally zone 62-80 Rowe Street B4 Mixed Use and 20 First Avenue R4 High Density Residential to correct zoning anomalies.
- 3. 45-61 Waterloo Road, Macquarie Park: Apply a floor space ratio of 2.26:1 across the whole site to be consistent with the remainder of the site and as per a Council resolution of 14 March 2017.
- 4. Blenheim Road, North Ryde: Rezone from C2 Environment Conservation to RE1 Public Recreation to align with its current and future uses as a public park and radio control car club.
- 5. Devlin Street and Blaxland Road, Ryde: Repeal *Ryde Local Environmental Plan 2010* (LEP 2010) so as there is only one LEP applicable to the Ryde Local Government Area. The controls of LEP 2010 will be transferred by zoning the land B4 Mixed Use and providing maximum building heights which currently apply to the land under LEP 2010.

6. Miscellaneous Heritage Items:

- a. Heritage Item 49 (Adjacent to 96-98 Blaxland Road, Ryde) – The heritage listed obelisk (Tramway monument) has been moved closer to its original location and as such it is proposed to notate its location on the relevant heritage map by its schedule 5 Environmental Heritage Item number '49'.
  - b. Heritage Item 57 (74 Belmore Road, Ryde) – Adjust boundary of heritage item to boundary of legal description for land to which item is located, i.e. SP 93568.
  - c. Heritage Item 80 (37 Nancarrow Avenue, Meadowbank) – Delete the item from the relevant heritage map as the item has been demolished.
  - d. Heritage Item 141 (80 Eltham Street, Gladesville) – Adjust boundary of heritage item to boundary of legal description for land to which item is located, i.e. Lot 101 DP 1187930.
  - e. Heritage Item 10 (192 Balaclava Road, Macquarie Park) - Adjust boundary of heritage item to boundary of the land to which item is located i.e. Lot 220 DP 1266103
  - f. Heritage Items 59, 133 and 60 (Lane Cove National Park) – Remove heritage items from the maps as they have been removed from Schedule 5.
7. Ryde Hospital (Cnr Denistone Road and Florence Avenue, Denistone): Rezone a very small portion of land from R2 Low Density Residential to SP2 Special Activities – Heath Services Facilities to fix a zoning anomaly.
8. 10 Waratah Street, Eastwood: Rezone a very small portion of land from SP2 Classified Road to R2 Low Density Residential to fix a zoning anomaly. Additionally, apply a maximum height of 9.5 meters across the whole site.
9. Conservation zones: Remove reference to E1 National Parks and Nature Reserves and E2 Environmental Conservation and replace with C1 National Parks and Nature Reserves and C2 Environmental Conservation within all land zoning maps.

## Part 2 - An Explanation of the Provisions

RLEP 2014 is to be amended as outlined in the Table 1 below:

**Table 1** – LEP Provision Proposed to be Amended

No.	LEP Provision	Amendment	Objective (from Part 1)
1	Land Use Table Updates	<p>Community facilities are proposed to be permitted in SP1 Special Activities and SP2 Infrastructure zones to assist government agencies and non-profit community organisations in providing services within additional suitable locations.</p> <p>Recreation areas are proposed to be permitted with consent in the C2 Environmental Conservation Zone under the LEP Land Use Table. Recreation areas will reflect the existence of children's play areas in existing Council owned parks. The permissibility will facilitate the upgrade of these play areas.</p>	2 and 3
2	Clause 4.3A Exceptions to height of buildings	<p>As an incentive for new development, Clause 4.3A of the LEP increases the maximum height of building permitted on certain land where development meets certain specifications such as the provision of public laneways. Greater clarity is required in relation to what constitutes a laneway by the clause as it is not defined in the LEP. Legal advice indicates that private driveways may be considered to be laneways and used to achieve greater height of building whilst not providing any public benefit. This is not in keeping with the clause objective of encouraging a consolidation pattern and sustainable integrated transport land use and transport development around key public infrastructure (such as laneways).</p> <p>To overcome the issue, it is proposed to amend Clause 4.3A (1) Exceptions to height of buildings to define a laneway and provide greater clarity on what is necessary to satisfy the clause. Parliamentary Counsel will be asked to draft the proposed amendment if the Planning Proposal progresses to the finalisation stage.</p>	1
3	Clause 4.4A Exceptions to floor space ratio	<p>As an incentive for new development, Clause 4.4A of the LEP increases the maximum floor space ratio permitted on certain land where development meets certain specifications such as the provision of public laneways. Greater clarity is required in relation to what constitutes a laneway by the clause as it is not defined in the LEP. The result of this is that private driveways have been considered to be laneways and used to achieve greater floor area whilst not providing any public benefit. This is not in keeping with the clause objectives. It is noted that one of the objectives of the clause relating to land identified on the Centres Map of the LEP is to consolidate development and encourage sustainable</p>	1

No.	LEP Provision	Amendment	Objective (from Part 1)
		<p>development patterns around key public transport infrastructure such as laneways.</p> <p>To overcome the issue, it is proposed to amend Clause 4.4A (1) Exceptions to floor space ratio to define a laneway and provide greater clarity on what is necessary to satisfy the clause. Parliamentary Counsel will be asked to draft the proposed amendment if the Planning Proposal progresses to the finalisation stage.</p>	
4	Schedule 1 Additional permitted uses - 1	<p>11-13 Pennant Avenue, Denistone</p> <p>The use permitted by this clause, i.e. a road, is now permitted in the R2 Low Density Residential Zone and as such the clause is no longer required. It is therefore proposed to delete clause 1 of Schedule 1 Additional permitted uses.</p>	1
5	Schedule 1 Additional permitted uses - 2	<p>607 Blaxland Road, Eastwood</p> <p>The site has been redeveloped for residential development and has been strata subdivided. It is therefore unlikely that the site will be redeveloped for vehicle sales or hire premises and as such it is proposed to delete clause 2 of Schedule 1 Additional permitted uses.</p>	1
6	Schedule 1 Additional permitted uses - 7	<p>25-27 Epping Road, Macquarie Park</p> <p>The additional uses permitted by the clause, i.e. centre-based child care facilities and commercial premises, are permitted with development consent within the current zoning of the site and as such the clause is unnecessary and it is proposed that the clause be deleted.</p>	1
7	Schedule 1 Additional permitted uses - 16	<p>600-640 Victoria Road, Ryde (known as Royal Rehabilitation Centre)</p> <p>The street address in Schedule 1 Additional permitted uses needs to be corrected to 55 and 59 Charles Street, Ryde.</p>	1
8	Schedule 2 Exempt Development - Signage – Council-owned public roads and associated road use land (New clause)	<p>The new provision seeks to simplify and streamline the processes associated with general advertisement and community service signage.</p> <p>Advertisement has the same meaning as in the Act. Advertisement means a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.</p> <p>Advertising structure has the same meaning as in the Act. Advertising structure means a structure used or to be used principally for the display of an advertisement.</p>	5

No.	LEP Provision	Amendment	Objective (from Part 1)
		<p>Under a repealed Environmental Planning Instrument for the City of Ryde, i.e. the <i>Ryde Local Environmental Plan 2010</i>, general advertising was permitted throughout the City on structures that had the principle purpose of improving safety, amenity and convenience for pedestrians such as bus shelters, kiosks, rubbish bins and information panels. However, under the RLEP 2014, general advertising on the abovementioned structures is prohibited. The existing advertising on current bus shelters benefits from existing use rights under the Act but it is not possible for new bus shelters to contain such signage. The Planning Proposal seeks to permit via exempt development, general advertisement on the following structures: public seats, bus shelters, bins and electric parking vehicle stations. The structures would be required to be situated on council-owned public roads and associated road use land that is adjacent to such a road. Associated road use land, in relation to a road has the same meaning as in the State Environmental Planning Policy (Industry and Employment) 2021. It means land on which road infrastructure associated with the road is located, or land that is owned, occupied or managed by the roads authority for the road and that is used for road purposes or associated purposes (such as administration, workshop and maintenance facilities, bus interchanges and roadside landscaping).</p> <p>Additionally, community service signage is currently provided throughout various zones within the City of Ryde on flagpoles, street lighting and multi-function poles. In line with Council's resolution on the 25 August 2015, it is proposed to permit general advertising on all these structures located in Business, Industrial, Special Activities and Special Infrastructure zones as exempt development.</p> <p>Council does not intend on developing an assessment procedure for exempt signage. If the Planning Proposal progresses to the finalisation stage, Parliamentary Counsel will be asked to draft a provision to ensure exempt signage within the City of Ryde is consistent with the advertisement and road safety requirements in the <i>Transport Corridor Outdoor Advertising and Signage Guidelines</i> approved by the Minister for the purposes of the <i>State Environmental Planning Policy (Industry and Employment) 2021</i> (previously called <i>State Environmental Planning Policy No 64 – Advertising and Signage</i>). The provision will ensure issues relating to illumination, amenity impacts, design compatibility, suitability in heritage conservation areas and residential zones, appropriateness of displayed content, number of advertisements to be permissible on a single structure and safety provisions are managed. It will also ensure advertising is carried out only by or on behalf of Council which will allow Council to further manage the impact of signage in relation to such issues.</p>	

No.	LEP Provision	Amendment	Objective (from Part 1)
9	Schedule 5 Heritage Item - 1	Curzon Hall (restaurant)  The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect and needs to be changed from Lot 10 DP 1100767 to Lot 110 DP 1178827.	1
10	Schedule 5 Heritage Item - 13	Ryde Park (gazebo)  The street address in Schedule 5 Environmental Heritage needs to be corrected to 30 Argyle Street, Ryde.	1
11	Schedule 5 Heritage Item - 16	Masonic Temple (hall)  The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect as a result of minor subdivision and needs to be updated to Lot 1 and 2 DP1148792. The street address in Schedule 5 Environmental Heritage also needs to be corrected to 142 and 142A Blaxland Road, Ryde.	1
12	Schedule 5 Heritage Item – 35	St Philip's  The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect and needs to be changed from Lot A in 389661 to Lot 1 DP 1134170.	1
13	Schedule 5 Heritage Item –46	Northern Suburbs Crematorium  The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect as a result of minor subdivision and needs to be updated to Lot 1 DP 1192117.	1
14	Schedule 5 Heritage Item – 47	“Denistone House” and “Trigg House” (Ryde Hospital)  The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect and needs to be changed from Lot 1 in DP869614 to Lot 11 DP1183279.	1
15	Schedule 5 - Item 49	Obelisk  The obelisk is a tramway monument and has been moved from the corner Blaxland Road and Church Street to its original location adjacent to 96-98 Blaxland Road, Ryde. The tramway monument is of historical significance as it commemorates the extension of the tramway system to Ryde in 1908. To better describe the item, it is proposed to change the description in Schedule 5 Environmental Heritage of the LEP 2014 from “Obelisk” to “Tramway Monument” and to change the address to its correct location, i.e. 96-98 Blaxland Road, Ryde.	1

No.	LEP Provision	Amendment	Objective (from Part 1)
16	Schedule 5 Heritage Item – 57	<p>Crowle Home (house)</p> <p>Subdivision and redevelopment have resulted in Heritage Item 57, Crowle Home (house), that was previously located at the property address 8 Junction Street, Ryde, becoming part of the property address at 74 Belmore Road, Ryde. As a result of subdivision, the property description also changed to SP 93568. It is proposed to amend Schedule 5 to have the correct property description and address.</p>	1
17	Schedule 5 Heritage Item – 80	<p>Old Factory</p> <p>Approval for the demolition of an old factory at 37 Nancarrow Avenue, Meadowbank, was part of the NSW State Government's approved Concept Plan for the redevelopment of land at Shepherds Bay. The approval was granted under Section 75O of the <i>Environmental Planning and Assessment Act 1979</i> on 14 September 2011. Demolition was also necessary to implement Council's adopted Ann Thorn Flood Risk Management Plan. Subsequently, the building has been demolished to make way for residential redevelopment. The factory is listed in Schedule 5 Environmental Heritage of the LEP 2014. As the building is no longer in existence, it is proposed to remove the item from the schedule.</p>	1
18	Schedule 5 Heritage Item - 83	<p>House</p> <p>The heritage item is contained within 15 Orange Street Eastwood and as such the address needs to change from 9 Orange Street Eastwood.</p>	1
19	Schedule 5 Heritage Item – 87	<p>Putney Park (house remains)</p> <p>The street address in Schedule 5 Environmental Heritage needs to be corrected to 55 Pellisier Road, Putney.</p>	1
20	Schedule 5 Heritage Item –90	<p>“Wollondilly”</p> <p>The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect and needs to be changed from Lot 1 in 221325 to Lot 45 DP 1144636.</p>	1
21	Schedule 5 Heritage Item -121	<p>Shops</p> <p>The street address in Schedule 5 Environmental Heritage needs to be corrected to 113 Tennyson Road, Tennyson Point.</p>	1
22	Schedule 5 Heritage Item – 138	<p>Buildings B00A, B00B and B00D, Gladesville Public School</p> <p>The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect because of a minor subdivision and needs to be updated to Lot 2 DP 1134170 only.</p>	1

No.	LEP Provision	Amendment	Objective (from Part 1)
23	Schedule 5 Heritage items - 139 and 140	Church and Gates  The property descriptions in Schedule 5 Environmental Heritage of the LEP 2014 are incorrect and needs to be changed to Lots 102 – 104 DP 123572 and Lot 1 DP 724225.	1
24	Schedule 5 Heritage Item - 141	House  The land has been subdivided and the heritage item is now contained within 80 Eltham Street Gladesville and Lot 101 in DP 1187930. It is proposed to correct the property description and address accordingly.	1
25	Schedule 5 Heritage Item - <del>153</del>	The Retreat (House)  The Retreat at 817 Victoria Road, Ryde (Lot 1, DP 313163), is identified on Schedule 5 of the Ryde LEP 2014 as a Local Heritage Item. However, it is listed as an item of state heritage significance on the State Heritage Register. Therefore, Schedule 5 of the Ryde LEP 2014 is incorrect and needs to be amended so the site is identified as a State Heritage Item.	1
26	Schedule 5 Heritage Item - 10	Macquarie University (ruins)  The property description in Schedule 5 Environmental Heritage of the LEP 2014 is incorrect and needs to be changed to Lot 220 DP 1266103	1



RLEP 2014 maps are to be amended as detailed in Table 2:

**Table 2 – LEP Maps Proposed to be Amended**

No.	Amendment	Objective (from Part 1)
1	<p><b>6 Halifax Street, Macquarie Park</b> (Lot 117 in DP 1224238)</p> <p>The zone boundaries do not reflect the cadastre boundary and incorrectly zone a portion of land in private ownership as RE1 Public Recreation. The land should be zoned R4 High Density Residential, apply a maximum floor space ratio of 3:1 and a maximum height of 74 metres across the whole site. It is proposed to amend the LEP 2014 Land Zoning Map Sheet LZN_009, Floor Space Ratio Map Sheet FSR_009 and Height of Buildings Map Sheet HOB_009 accordingly.</p>	1
2	<p><b>62-80 Rowe Street and 20 First Avenue, Eastwood</b></p> <p>The majority of land bound by Rowe Street, Ryedale Road, First Avenue and East Street, Eastwood is divided by the B4 Mixed Use and R4 High Density Residential zones of the LEP 2014. However, the boundaries of individual properties do not reflect the zone boundaries in small portions. As a result, there are properties that contain both zones. It is noted that both properties are Strata Plans with 71 different owners occupying 62-80 Rowe Street (shops and residential) and 12 different owners occupying 20 First Avenue (residential). Given the large number of separate owners, it is therefore unlikely these properties will be redeveloped. It is proposed that the zone boundaries be altered so that the above properties only contain one zone relevant to the built use, i.e. 62-80 Rowe Street be totally zoned B4 Mixed Use being a mixed use development and 20 First Avenue be totally zoned R4 High Density Residential being a high density residential development. Land Zoning Map Sheet LZN_002 will need to be updated accordingly.</p>	1
3	<p><b>45-61 Waterloo Road, Macquarie Park</b></p> <p>On 14 March 2017, Council resolved to endorse a Planning Proposal in relation to 45-61 Waterloo Road, Macquarie Park to rezone part of the site to RE1 Public Recreation and transfer the development potential of that part of the site across the remainder of the land. The purpose of this was to achieve a future public park that was subject to a funding agreement between Council and the DPE in June 2014. This was confirmed in a letter from the DPE signed by Pru Goward, Member of Parliament, Minister for Planning, Minister for Women (DPE reference number 14/10255).</p> <p>This included increasing the maximum height of building and floor space ratio controls of the LEP. The maximum height of building control has been amended as per the Council resolution. However, the proposed change to the floor space ratio has been overlooked. It is therefore proposed to change the floor space ratio control as per the resolution, i.e. from 1:1 and to 2.26:1. Floor Space Ratio Map Sheet FSR_004 will need to be updated accordingly.</p>	1
4	<p><b>Blenheim Road, North Ryde</b></p> <p>It is proposed to rezone a portion of Blenheim Road, North Ryde from C2 Environmental Conservation to RE1 Public Recreation to align with its current use as vehicular access and parking for Blenheim Park. It is noted that the rezoning would also be consistent with the Council adopted masterplan for the park where the land will continue to be used for vehicular access to the park and a radio control car club. This will require Land Zoning Map Sheet LZN_009 to be updated.</p>	1

No.	Amendment	Objective (from Part 1)
5	<p><b>Devlin Street and Blaxland Road, Ryde</b></p> <p>Lots 10, 11 and 12 in DP 1110978            Lots 1 and 2 in DP 1170801            Lots 50 and 51 DP 115741            Lots T, S, R and Q in DP 443304</p> <p>The Civic site is a 'Deferred Matter' under clause 1.3 of the LEP and is designated as such on the LEP 2014 Land Application Map, i.e. the map that indicates the land to which the LEP 2014 applies. As a result, the planning provisions for the land reside in <i>Ryde Local Environmental Plan 2010</i> (LEP 2010). Under LEP 2010, the land is zoned B4 Mixed Use, has a Height of Building control of 21.5 metres and 75 metres and no FSR.</p> <p>The Sydney North Planning Panel has approved a development application to allow for the construction of a multi-purpose community and cultural building which will contain a hall seating up to 700 people, as well as activity rooms, meeting rooms, an art gallery and refreshment rooms. It also allows for the construction of an office building which will accommodate City of Ryde staff (who are currently occupying leased premises at North Ryde) and two floors of commercially lettable space, an integrated public plaza, extensive landscaping throughout the site, 236 on-site basement car spaces, and space for food and beverage offerings.</p> <p>The development approval is consistent with the planning controls of the LEP 2010 and as such it is proposed to bring the LEP 2010 provisions into LEP. This will require deleting the 'Deferred Matter' notation from the LEP 2014 Land Application Map and amending the relevant Zoning and Height of Building Maps. It is therefore proposed to repeal LEP 2010 delete 'Deferred Matter' from the LEP Land Application Map Sheet LAP_001, zone the site B4 Mixed Use on the LEP Land Zoning Map Sheet LZN_006 and provide height limits of 21.5 metres and 75 metres on LEP 2014 Height Map Sheet HOB_006.</p>	1
6	<p><b>Heritage Item 49 (Adjacent to 96-98 Blaxland Road, Ryde)</b></p> <p>The item is an obelisk which is a tramway monument and has been moved from the corner Blaxland Road and Church Street to its original location adjacent to 96-98 Blaxland Road, Ryde. The tramway monument is of historical significance as it commemorates the extension of the tramway system to Ryde in 1908. It is proposed to include the location of the monument on LEP 2014 Heritage Map Sheet HER_006 by notating the Schedule 5 Environmental Heritage item number 49 at that location. It is noted that the land is already coloured as an item on that map being located on the State significant environmental heritage item the Great North Road, Bedlam Point to Eastwood.</p>	1
7	<p><b>Heritage Item 57 (74 Belmore Road, Ryde)</b></p> <p>Subdivision and redevelopment has resulted in Heritage Item 57, Crowle Home (house), that was previously located at the property address 8 Junction Street, Ryde, becoming part of the property address at 74 Belmore Road, Ryde. As a result of subdivision, the property description also changed to SP 93568. It is proposed to amend the LEP 2014 Heritage Map Sheet HER_006 in accordance to the boundary of the property description accordingly.</p>	1
8	<p><b>Heritage Item 80 (37 Nancarrow Avenue, Meadowbank)</b></p> <p>Lots 1-7 and 9-17 in DP 19585; Lot 1 in DP 122205</p>	1

No.	Amendment	Objective (from Part 1)
	Approval for the demolition of an old factory at 37 Nancarrow Avenue, Meadowbank, was part of the NSW State Government's approved Concept Plan for the redevelopment of land at Shepherds Bay. The approval was granted under Section 75O of the <i>Environmental Planning and Assessment Act 1979</i> on 14 September 2011. Subsequently, the building has been demolished to make way for residential redevelopment. The factory is listed in Schedule 5 Environmental Heritage of the LEP 2014 and is included in the Heritage Map Sheet HER_003 of the LEP. As the building is no longer in existence, it is proposed to delete the item from the map.	
9	<b>Heritage Item 141 (80 Eltham Street, Gladesville)</b>  The site has been subdivided and the heritage item is now contained only within 80 Eltham Street Gladesville and Lot 101 in DP 1187930. The subdivision removed a mixed use development, car parking and a road from the same lot as the heritage item. It is proposed to correct Heritage Map Sheet HER_003 accordingly.	1
10	<b>Heritage Item 10 (192 Balaclava Road, Macquarie Park)</b>  The heritage item is contained within Lot 220 DP 1266103. This deposited plan comprises the Macquarie University and 5 lease lots. The lease lots have been excluded from the mapping of the heritage item. To be consistent with previous requests from the DPE (such as the Macquarie Park Ice Rink Planning Proposal), it is proposed to adjust the boundary of the heritage item within Heritage Map Sheet HER_004 to reflect the boundary of the land.	1
11	<b>Heritage Items 59, 60 and 133 (Lane Cove National Park)</b>  Heritage items 59, 60 and 133 have been removed as items within Schedule 5. The mapping should be updated accordingly and remove these items from Heritage Map Sheets HER_004, HER_005, HER_006, HER_008, HER_009 and HER_010.	1
12	<b>Ryde Hospital (Cnr Denistone Road and Florence Avenue, Denistone)</b>  A very small portion of the Ryde Hospital site is incorrectly zoned R2 Low Density Residential. It is proposed to correct the error and include the land in the SP2 Health Service Facility Zone as per the remainder of the hospital site. Land Zoning Map Sheet LZN_002 will need to be updated accordingly.	1
13	<b>10 Waratah Street, Eastwood</b> A small portion of the site is zoned SP2 Classified Road. On 4 August 2021, Transport for NSW wrote Council explaining the land is no longer required for future road purposes and requested SP2 zoning is removed from relevant planning instruments (See Attachment A). Therefore, Land Zoning Map Sheet LZN_005 will need to be updated to remove SP2 and apply R2 Low Density Residential zoning across the whole site.  Additionally, the SP2 Classified Road zoned area of the site has no height control. For consistency, it is proposed to amend the HOB_005 map sheet so the whole lot is covered by the 'J' (9.5m) height control and is consistent across the site.	1
14	<b>Conservation zones</b> The Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2006 was notified on 1 December 2021. The amendment renamed Environment Protection zones to Conservation zones. The DPE has instructed any	1

No.	Amendment	Objective (from Part 1)
	reference to E1 National Parks and Nature Reserves, E2 Environmental Conservation, E3 Environmental Management or E4 Environmental Living within a document is to be taken as reference to C1 National Parks and Nature Reserves, C2 Environmental Conservation, C3 Environmental or C4 Environmental Living. The City of Ryde only has C1 National Parks and Nature Reserves and C2 Environmental Conservation zones within the local government area. Therefore, it is proposed to update all Land Zoning Map Sheets (LZN_001-010) accordingly by removing reference to E1 National Parks and Nature Reserves and E2 Environmental Conservation and replacing with C1 National Parks and Nature Reserves and C2 Environmental Conservation.	

## Part 3 - Justification

### Section A - Need for the Planning Proposal

**Q1. *Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?***

The Planning Proposal is not a result of a single strategic study or report. It responds to matters that have been raised by Council staff in relation to the LEP and Council resolutions (discussed above). The Planning Proposal is required to amend LEP to resolve the identified issues and implement the decision of Council.

**Q2. *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

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

### Section B - Relationship to Strategic Planning Framework

**Q3. *Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?***

The strategic planning framework for the consideration of this Planning Proposal includes:

- *A Greater Sydney Region Plan – A Metropolis of Three Cities 2018; and*
- *The North District Plan*

#### Greater Sydney Regional Plan - A Metropolis of Three Cities

The *Greater Sydney Region Plan* (2018) outlines how Greater Sydney will manage growth and change and guide infrastructure delivery over the next 40 years.

The vision of the Plan is to meet the needs of a growing and changing population by transforming Greater Sydney into a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

The City of Ryde is located within the Eastern Harbour City. The Plan states that the established Eastern Harbour City will be building on its recognised economic strength and addressing liveability and sustainability.

The Plan contains:

- 4 Key themes - infrastructure and collaboration, liveability, productivity and sustainability;
- 14 Metrics i.e. measurement tools;
- 10 Directions; and
- 40 Objectives.

The proposal is not inconsistent with any of the objectives. However, the objectives particularly relevant to the proposal are addressed as follows:

- *Objective 4: Infrastructure Use is optimised*
- *Objective 6: Services and infrastructure meet communities changing needs*

The proposal is consistent with Objective 4 by proposing to allow advertisements on bus shelters, street lighting, flagpoles, multi-function poles and transport related street furniture as exempt development. Such advertising structures will improve and enhance access way networks in the City of Ryde for the convenience, safety and amenity of pedestrian, cyclists and vehicle road users assisting to optimise transport infrastructure use.

The proposal is also consistent with Objectives 4 and 6 by permitting community facilities in more locations. This will ensure that the City of Ryde is able to support changing social infrastructure needs and optimise use of facilities.

#### North District Plan (2018)

The *North District Plan* (NDP) sets out the planning priorities and actions for Greater Sydney's North District, which includes the local government areas of Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Northern Beaches, Mosman, North Sydney, the City of Ryde and Willoughby as developed by the Greater Sydney Commission.

The NDP provides the means by which the Greater Sydney Region Plan can be put into action at a local level, by setting out the opportunities, priorities and actions for the growth and development of the North District.

In keeping with the Greater Sydney Region Plan each District Plan contains:

- Four key themes – infrastructure and collaboration, liveability, productivity and sustainability
- Ten Directions – to guide the balanced delivery of the theme
- Metrics – to measure successful delivery of the plans
- District-specific Planning Priorities and Actions – to achieve results that provide a great quality of life for people in the District

The proposal is not inconsistent with any of the Planning Priorities. However, the Planning Priorities particularly relevant to the proposal are addressed as follows:

- *Planning Priority N1 – Planning for a city supported by infrastructure*
- *Planning Priority N3 – Providing services and social infrastructure to meet people’s changing needs*

The proposal is consistent with Planning Priority N1 by proposing to allow advertisements on bus shelters, street lighting, flagpoles, multi-function poles and transport related street furniture as exempt development. Such advertising structures will improve and enhance access way networks in the City of Ryde for the convenience, safety and amenity of pedestrian, cyclists and vehicle road users and by planning for such the City of Ryde will be supported by transport infrastructure.

Additionally, the proposal is consistent with Planning Priority N1 and N3 by proposing to permit more community facilities in more locations. This will ensure that the City of Ryde is able to support changing social infrastructure needs.

- *Planning Priority N4 – Fostering healthy, creative, culturally rich and socially connected communities*

The proposal is consistent with Planning Priority 4 by proposing to permit with consent, recreation areas within the C2 Environmental Conservation zone. Recreation facilities can encourage greater physical activity and social connection which provide many social, cultural and health benefits to communities.

- *Planning Priority N16 – Protecting and enhancing bushland and biodiversity*

The proposal is consistent with Planning Priority 16 by proposing to permit with consent, recreation areas within the C2 Environmental Conservation zone. Permit with consent would enable Council to minimise and offset impacts on biodiversity through the planning and development assessment process.

***Q4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?***

City of Ryde 2028 Community Strategic Plan

The Ryde 2028 Community Strategic Plan captures the needs and aspirations of the community and lays out the Vision and Outcomes that the community wants for the City of Ryde over the next 10 years. It also captures the City’s priorities for achieving these outcomes.

The seven outcomes for the City of Ryde articulated in the plan are:

- Our Vibrant and Liveable City
- Our Active and Healthy City
- Our Natural and Sustainable City
- Our Smart and Innovative City
- Our Connected and Accessible City
- Our Diverse and Inclusive City
- Our Open and Progressive City

The Planning Proposal is not inconsistent with the outcomes of the Community Strategic Plan 2028 any of the outcomes. It speaks to the following outcomes of the plan:



- Our Active and Healthy City – Well Targeted Services

The Well Targeted Services outcome includes building and enhancing services, including those supporting residents at different stages of their life. The proposal to permit community facilities in more locations will assist in achieving this outcome.

- Our Connected and Accessible City – Connections within our City

The Connections within our City outcome includes continuing investment in the road network, footpaths, cycleways and walkways. The proposal is consistent with this outcome by proposing to allow advertisements on bus shelters, street lighting, flagpoles, multi-function poles and transport related street furniture as exempt development. Such advertising structures will improve and enhance access way networks in the City of Ryde for the convenience, safety and amenity of pedestrian, cyclists and vehicle road users.

#### Local Strategic Planning Statement (LSPS)

Council adopted the *Planning Ryde: Local Strategic Planning Statement 2020* (LSPS) on 31 March 2020. The Planning Proposal does not give effect to any actions within the LSPS and is consistent.

#### ***Q5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?***

No other applicable State and regional studies or strategies relevant.

#### ***Q6. Is the Planning Proposal consistent with applicable SEPPs***

Yes. The Planning Proposal is generally consistent with relevant State Environmental Planning Policies (SEPPs) and deemed SEPPs. A summary assessment of the Planning Proposal in terms of those policies relevant to the City of Ryde is contained in Attachment B.

#### ***Q7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?***

Attachment C provides a list of Directions issued by the Minister for Planning to relevant planning authorities under section 9.1 of the *Environmental Planning and Assessment Act 1979*. These directions apply to Planning Proposals lodged with the DPE on or after the date the particular direction was issued. A consideration of the consistency of the Planning Proposal with the directions is also provided.

On 27 September 2018, the Minister for Planning gave an additional direction under 9.1 of the *Environmental Planning and Assessment Act 1979* with the objective of identifying the types of Planning Proposals that are to be advised on by Local Planning Panels on behalf of councils in the Greater Sydney Region and Wollongong and to establish the procedures in relation to those matters. This Direction is relevant to this Planning Proposal, and the proposal was referred to the Ryde Local Planning Panel on 10 March 2022 for advice on whether or not the Planning Proposal should be forwarded to the Minister or Greater Sydney Commission under Section 3.34 of the *Environmental Planning and Assessment Act 1979*. The Panel's recommendation was that Council submit the Planning Proposal for Gateway Determination.

On the 28 February 2019 the Minister for Planning gave an additional direction under 9.1 of the *Environmental Planning and Assessment Act 1979*. The Direction is the *Environmental Planning and Assessment (Planning Agreements) Direction 2019* and is required to be considered by Councils if negotiating the terms of a proposed planning agreement that includes provision for affordable housing in connection with a development application. This direction is not applicable to the Planning Proposal.

## **Section C - Environment, Social and Economic Impact**

**Q8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The Planning Proposal will not affect any critical habitat or threatened species, populations or ecological communities, or their habitats nor is it expected to have any adverse environmental effects.

**Q9. *Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?***

No, there is no likelihood for any other significant environmental effects.

**Q10. *Has the Planning Proposal adequately addressed any social and economic effects?***

The Planning Proposal is not anticipated to have any negative social or economic impacts. The aim of the Planning Proposal is to ensure that the LEP is accurate and consistent with Council's strategic policy direction.

## **Section D – Infrastructure (Local, State and Commonwealth)**

**Q11. *Is there adequate public infrastructure for the Planning Proposal?***

The Planning Proposal is unlikely to have any impacts on infrastructure in the City of Ryde.

## **Section E – State and Commonwealth Interests**

**Q12. *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?***

The views of any State and Commonwealth agencies will be sought through consultation following receipt of the Gateway Determination.

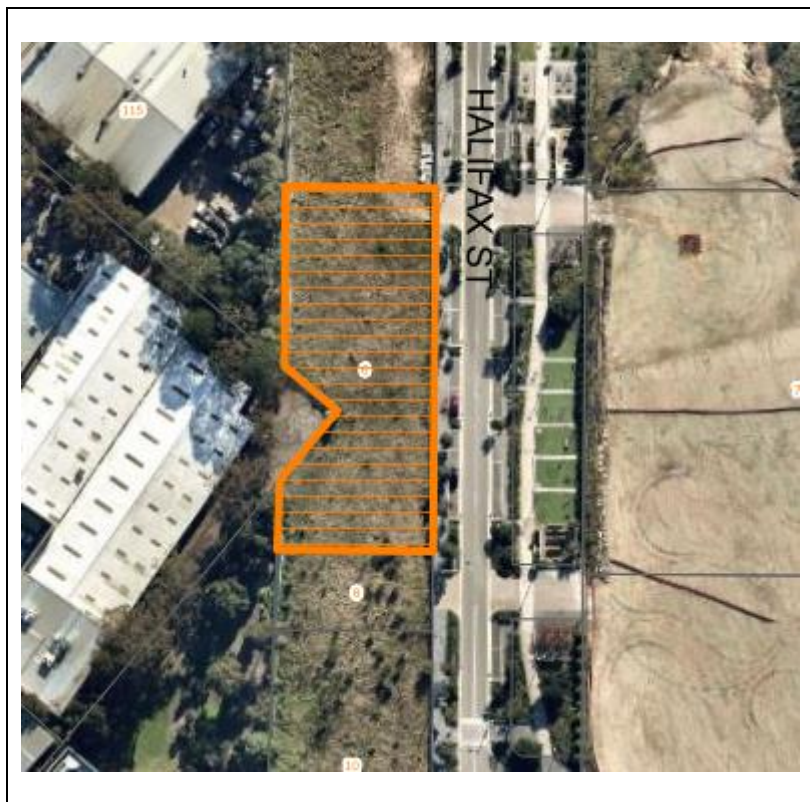


## Part 4 – Mapping

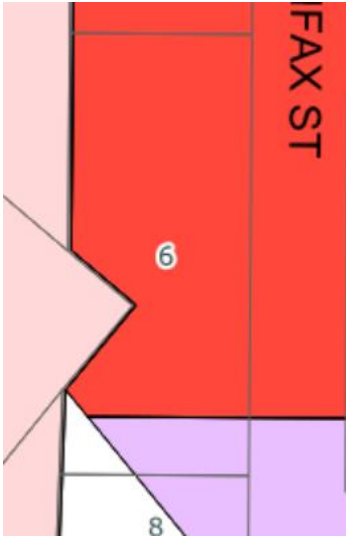
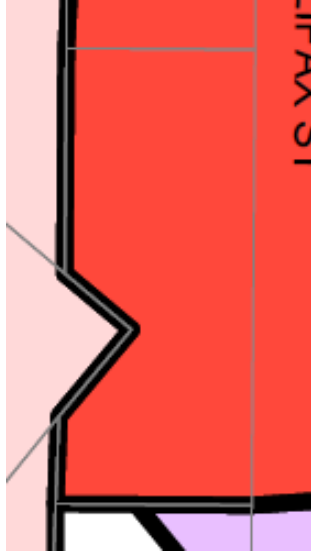
All of the proposed mapping changes to the maps of the LEP are detailed below. A full set of LEP maps are included at Attachment D.

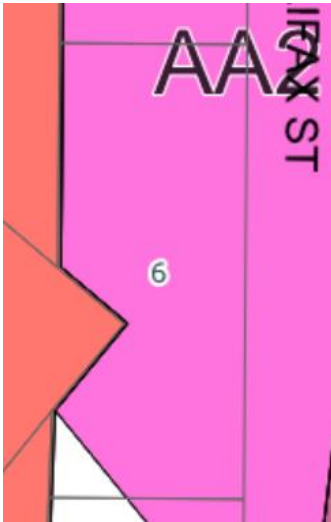
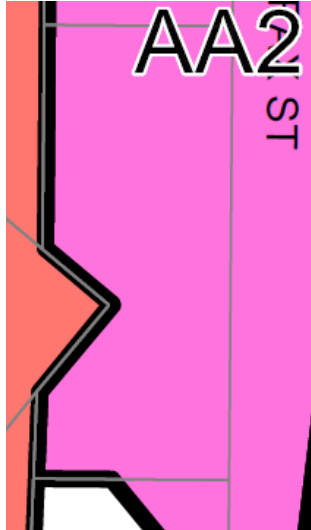
### 4.1 6 Halifax Street, Macquarie Park

Rezone the small portion of land zoned RE1 Public Recreation to R4 Low Density Residential to correct a zoning anomaly. Additionally, apply a floor space ratio of 3:1 and maximum height of 74 meters across the whole site to be consistent with remainder of site.



Land Zoning (Map Sheet LZN_009)	
Existing: R4 High Density Residential and RE1 Public Recreation	Proposed: R4 High Density Residential

Floor Space Ratio (Map Sheet FSR_009)	
Existing: Maximum floor space ratio of 3:1 and 4.3:1	Proposed: Maximum floor space ratio of 3:1
	

Height of Buildings (Map Sheet HOB_009)	
Existing: Maximum height of 75 meters	Proposed: Maximum height of 75 meters
	

## 4.2 62-80 Rowe Street and 20 First Avenue, Eastwood

62-80 Rowe Street be totally zoned B4 Mixed Use and 20 First Avenue be totally zoned R4 High Density Residential to reflect use and correct zoning anomaly.



Land Zoning (Map Sheet LZN_002)	
Existing: R4 High Density Residential and B4 Mixed Use	Proposed: R4 High Density Residential and B4 Mixed Use

4.3 45-61 Waterloo Road, Macquarie Park

Apply a floor space ratio of 2.26:1 across the whole site to be consistent with remainder of site and as per a Council resolution on 14 March 2017.



Land Zoning (Map Sheet FSR_004)	
Existing: Maximum floor space ratio of 1:1	Proposed: Maximum floor space ratio of 2.26:1



#### 4.4 Blenheim Road, North Ryde

Rezone from C2 Environmental Conservation to RE1 Public Recreation to align with its current and future uses as a public park and radio control car club.



Land Zoning (Map Sheet LZN_009)	
Existing: C2 Environmental Conservation	Proposed: RE1 Public Recreation

## 4.5 Devlin Street and Blaxland Road, Ryde

Repeal *Ryde Local Environmental Plan 2010* (LEP 2010) so as there is only one LEP applicable to the Ryde Local Government Area. The controls of LEP 2010 will be transferred by zoning the land B4 Mixed Use and providing maximum building heights which currently apply to the land under LEP 2010.



Land Zoning (Map Sheet LZN_006)	
Existing: Deferred Matter (Zoned B4 Mixed Use under LEP 2010)	Proposed: B4 Mixed Use

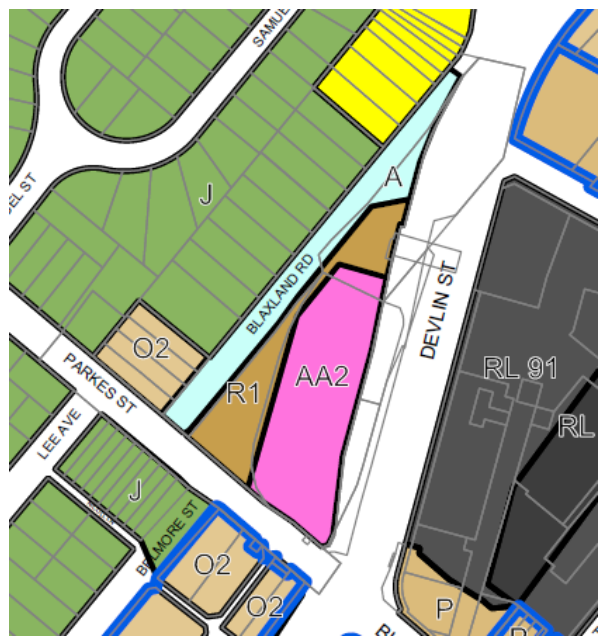


### Height of Building (Map Sheet HOB\_006)

**Existing: Deferred Matter (Maximum 21.5m and 75m under LEP 2010)**

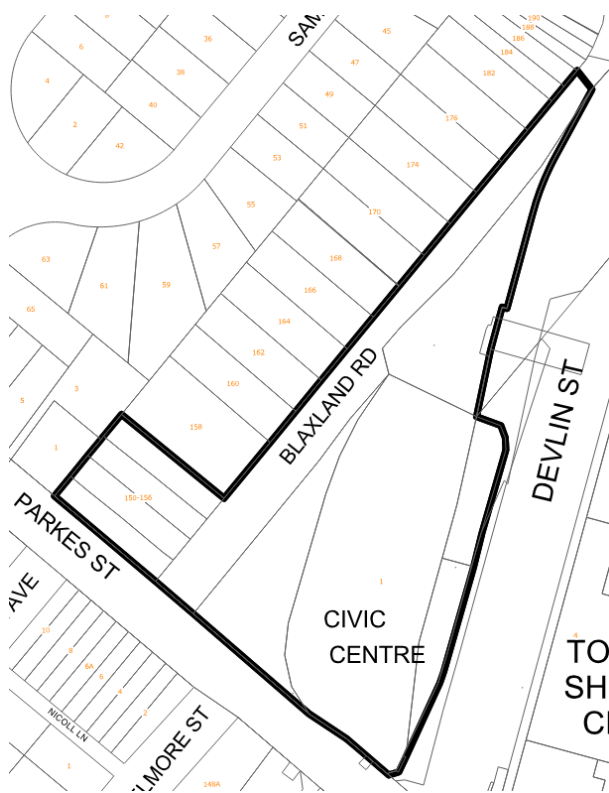


**Proposed: Maximum 21.5m and 75m**

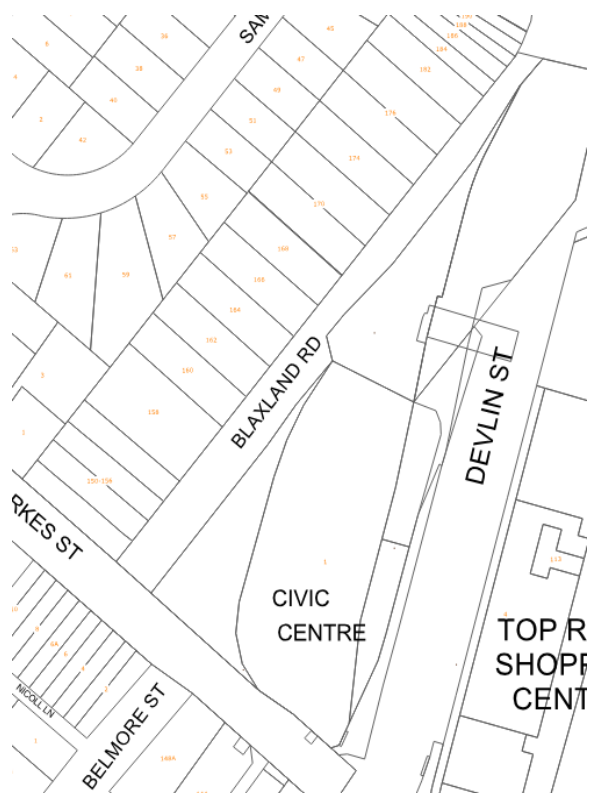


### Land Application (Map Sheet LAP\_001)

**Existing: Deferred Matter (from LEP 2010)**



**Proposed: LEP Applies to Land**



4.9 Heritage Item 49 (Adjacent to 96-98 Blaxland Road, Ryde)

The heritage listed obelisk (tramway monument) has been moved to its original location and as such it is proposed to notate its location on the relevant heritage map by its Schedule 5 Environmental Heritage item number, i.e. ‘49’.



Heritage (Map Sheet HER_006)	
Existing: Item - General	Proposed: Item number 49



4.10 Heritage Item 57 (74 Belmore Road, Ryde)

Adjust boundary of heritage item to boundary of legal description for land to which item is located, i.e. SP 93568.



Heritage (Map Sheet HER_006)	
Existing: Item - General	Proposed: Item - General

#### 4.11 Heritage Item 80 (37 Nancarrow Avenue, Meadowbank)

Delete the item from the relevant heritage map as the item has been demolished.

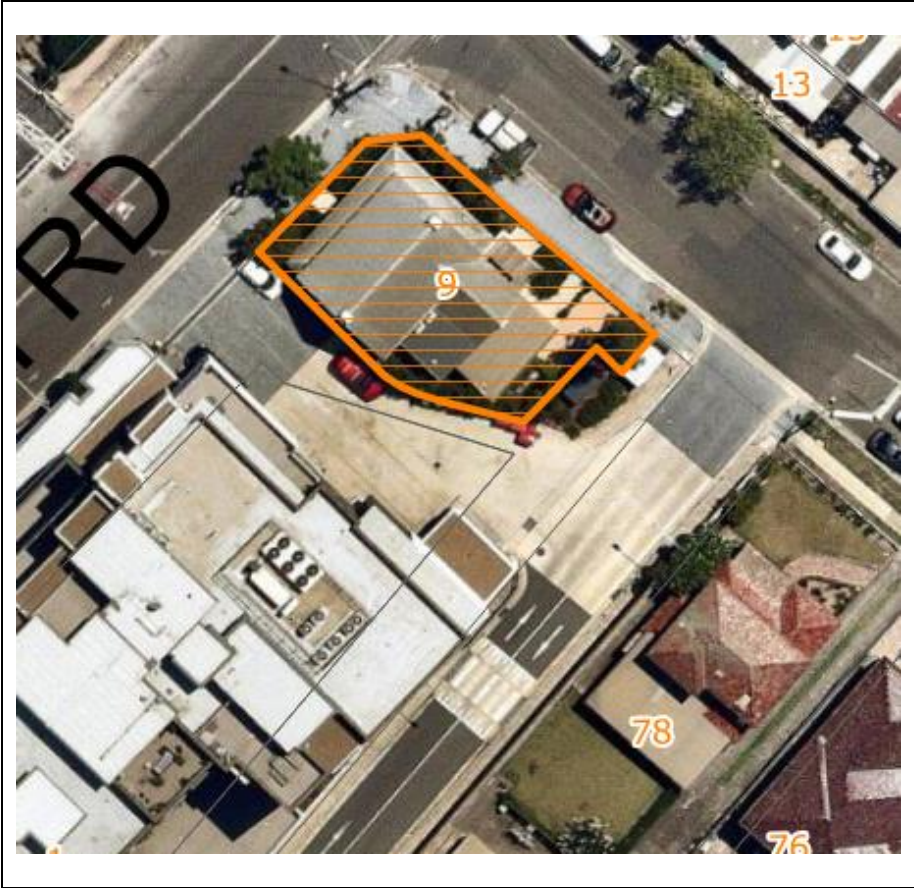


Heritage (Map Sheet HER_003)	
Existing: Item - General	Proposed: Delete Item - General



4.12 Heritage Item 141 (80 Eltham Street, Gladesville)

Adjust boundary of heritage item to boundary of legal description for land to which item is located, i.e. Lot 101 DP 1187930.



Heritage (Map Sheet HER_006)	
Existing: Item – General	Proposed: Item - General

#### 4.13 Heritage Item 10 (192 Balaclava Road, Macquarie Park)

Adjust boundary of heritage item to boundary of legal description for land to which item is located, i.e. Lot 220 DP 1266103.



Heritage (Map Sheet HER_004)	
Existing: Item – General	Proposed: Item - General

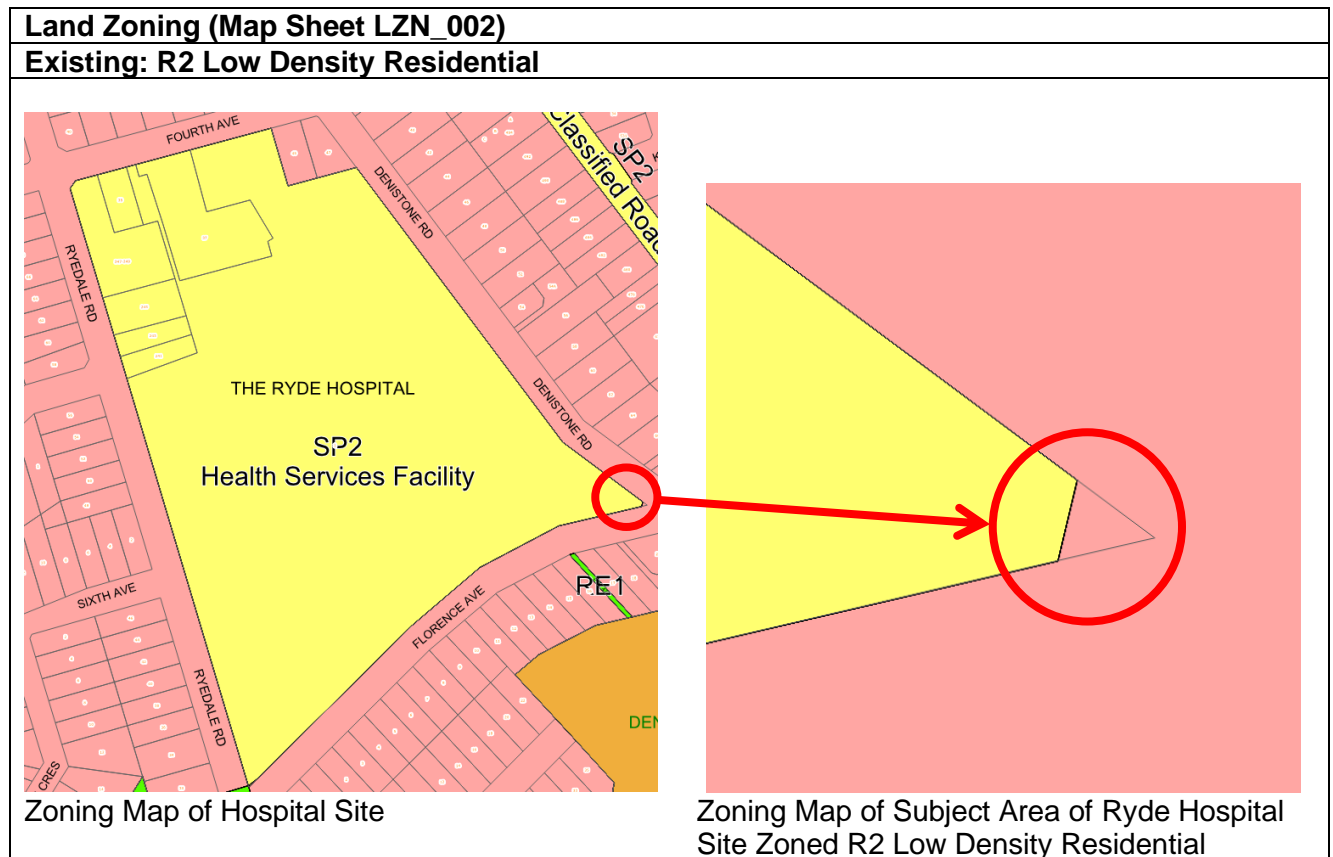
#### **4.14 Heritage Items 59, 60 and 133 (Lane Cove National Park)**

Heritage items 59, 60 and 133 have been removed from Schedule 5. Heritage Maps HER\_004, HER\_005, HER\_006, HER\_008, HER\_00 and HER\_010 have been updated to be consistent with Schedule 5. Refer to Attachment D.



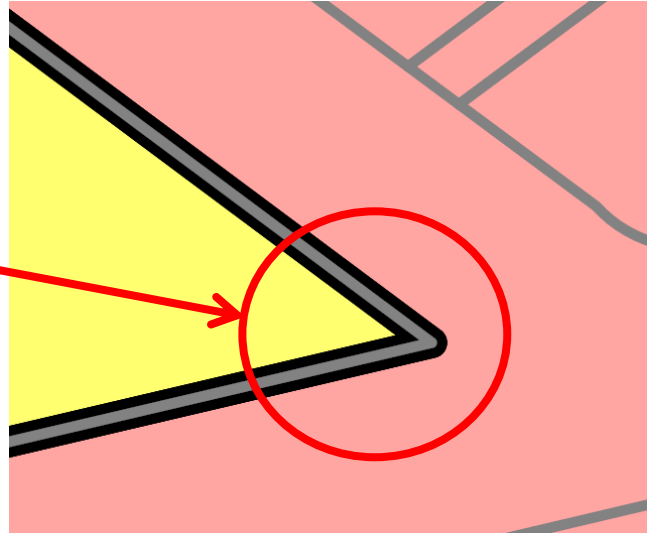
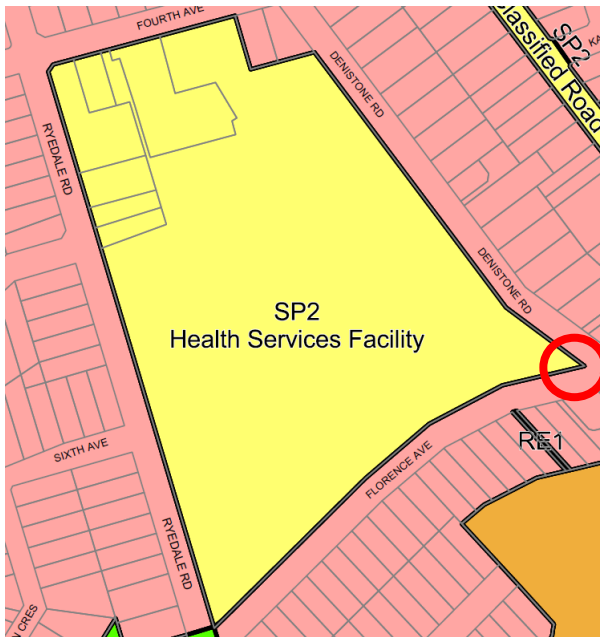
#### 4.15 Ryde Hospital (Cnr Denistone Road and Florence Avenue, Denistone)

Rezone from R2 Low Density Residential to SP2 Special Activities – Health Services Facilities to fix minor zoning anomaly.



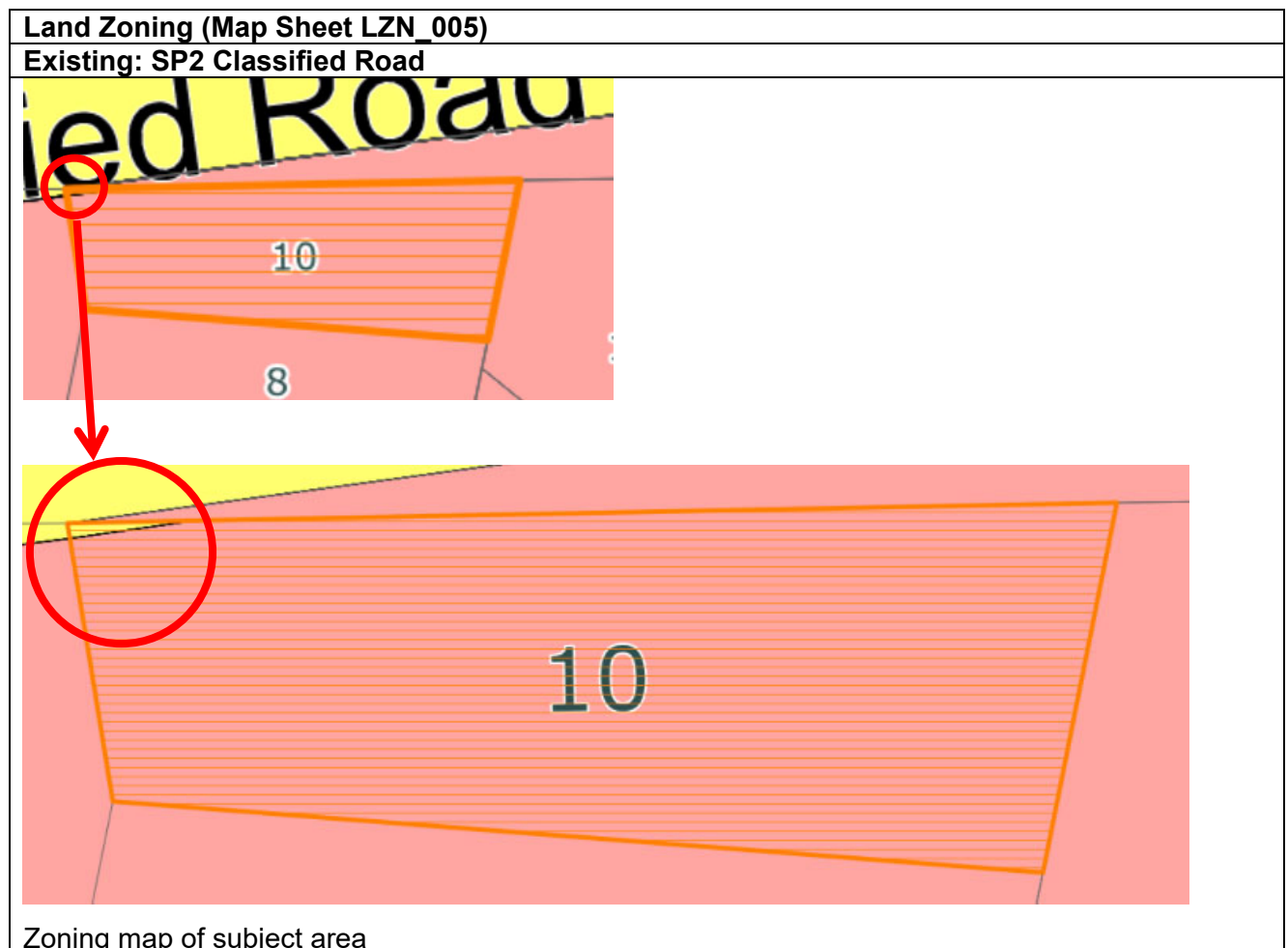
**Land Zoning (Map Sheet LZN\_002)**

**Proposed: SP2 Special Activities - Health Services Facility**





#### 4.16 10 Waratah Street, Eastwood

10 Waratah Street, Eastwood: Rezone a very small portion of land from SP2 Classified Road to R2 Low Density Residential to fix a zoning anomaly. Additionally, apply a maximum height of 9.5 meters across the whole site.

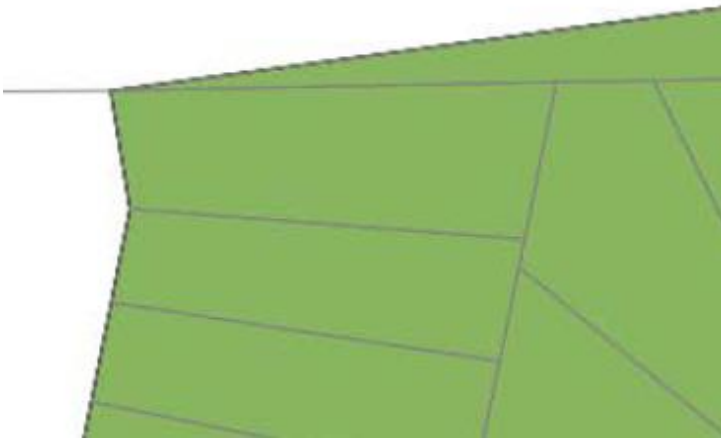




<b>Land Zoning (Map Sheet LZN_005)</b>
<b>Proposed: R2 Low Density Residential</b>


<b>Height of Buildings (Map Sheet HOB_005)</b>
<b>Existing: No height control</b>

Height of Buildings map of subject area
<b>Height of Buildings (Map Sheet HOB_005)</b>

**Proposed: 9.5 meters**



#### **4.16 Conservation zones**

Reference to E1 National Parks and Nature Reserves and E2 Environmental Conservation have been changed to C1 National Parks and Nature Reserves and C2 Environmental Conservation within Land Zoning Map Sheets LZN\_001, LZN\_002, LZN\_003, LZN\_004, LZN\_005, LZN\_006, LZN\_007, LZN\_008, LZN\_009, LZN\_010. Refer to Attachment D.

## Part 5 - Community and Stakeholder Consultation

This section provides details of the community consultation that is to be undertaken on the Planning Proposal:

The community consultation process to be undertaken for this Planning Proposal is expected to be undertaken in the following manner for a 28-day period:

- Notice will be given:
  - In the local newspaper circulating in the area;
  - On Council's webpage;
  - To local state government representatives; and
  - To relevant State and Commonwealth authorities as identified in the Gateway Determination.
- The notice will:
  - Provide a brief description of the objectives and intended outcomes;
  - State where the Planning Proposal can be inspected;
  - Indicate the last date for submissions; and
  - Confirm whether the Minister has chosen to delegate the making of the LEP.
- Interested parties will be able to contact the Strategic Planning Team of the City of Ryde directly via Council's customer service.
- In accordance with condition 2 of the Gateway Determination issued by the Department of Planning and Environment and the Ministerial Direction 4.3 Planning for Bushfire Protection, Council has consulted with the NSW Rural Fire Service prior to community consultation. The NSW Rural Fire Service does not object to the subject Planning Proposal. The Determination Letter is provided in Attachment F.

## Part 6 - Project Timeline

The project timeline is provided in the table below:

**Table 4 – Project Timeline**

<b>Milestones</b>	
Planning Proposal submitted with request for Gateway Determination	April 2022
Gateway Determination	May 2022
Community Consultation	July 2022
Outcomes of Community Consultation	September 2022
Planning Proposal submitted to Department of Planning and Environment requesting notification on Government website	October 2022

## Conclusion

The Planning Proposal seeks to amend the LEP to update and address a range of miscellaneous administrative issues identified in the operation of the plan. It also introduces community facilities and recreation areas in more locations and new advertising and signage provisions to ensure the City of Ryde is able to support the needs of its community.

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

Council is willing to accept an authorisation to exercise delegated plan making functions for this Planning Proposal should such an authorisation be issued as part of the Gateway Determination. The evaluation criterion for the issuing of authorisation is responded to within Attachment E.

## **Attachment A – 10 Waratah Street, Eastwood Correspondence from Transport for NSW**



Transport  
for NSW

4 August 2021

General Manager  
City of Ryde Council  
Locked Bag 2069  
NORTH RYDE NSW 1670

Dear Sir/Madam,

This letter refers to subject property 10 Waratah Street, Eastwood, being Lot 77 in Deposited Plan 17583. Part of the subject property is zoned as SP2 - Infrastructure, Classified Road.

Transport for New South Wales (TfNSW) is writing to advise that this land, as shown on the attached plan, is no longer required for future road purposes. Subsequently we are requesting the SP2 affectation to be removed from all relevant planning instruments.

If you have any further questions, I would be pleased to take your call on (02) 8849 2464.

Yours sincerely

A handwritten signature in black ink that reads 'Roy Nunes'.

4/08/2021

Roy Nunes  
Senior Manager – Land Information & Corridors  
Commercial, Performance and Strategy  
Infrastructure and Place





451  
DP1005123

450  
DP1005123

78  
DP17583

18  
DP26340

77  
DP17583

17  
DP26340

76  
DP17583

WARATAH STREET

75  
DP17583

16  
DP26340

94  
DP17583

SP2 - INFRASTRUCTURE ZONING TO BE REMOVED





## Attachment B - Consistency with Relevant State Environmental Planning Policies

State Environmental Planning Policies (SEPPs)	Consistent		Comment
	YES/NO	N/A	
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development		✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004		✓	Applies to the whole of the State. Not relevant to this proposed amendment
SEPP (Exempt and Complying Development Codes) 2008		✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Biodiversity and Conservation) 2021		✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Housing) 2021		✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Industry and Employment) 2021	Yes	✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Planning Systems) 2021		✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021		✓	None of the matters within the Planning Proposal raise issues with the SEPP.
State Environmental Planning Policy (Precincts – Central River City) 2021		✓	None of the matters within the Planning Proposal raise issues with the SEPP.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021		✓	None of the matters within the Planning Proposal raise issues with the SEPP.
State Environmental Planning Policy (Precincts – Regional) 2021		✓	None of the matters within the Planning Proposal raise issues with the SEPP.
State Environmental Planning Policy (Primary Production) 2021		✓	Applies to the whole of the State. Not relevant to proposed amendment
State Environmental Planning Policy (Resilience and Hazards) 2021		✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Resources and Energy) 2021		✓	Applies to the whole of the State. Not relevant to this proposed amendment
State Environmental Planning Policy (Transport and Infrastructure) 2021		✓	Applies to the whole of the State. Not relevant to this proposed amendment
<b>Deemed SEPPs</b>			
N/A			

## Attachment C - Consistency with Ministerial Directions

Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979	Consistent		N/A
	YES	NO	
Focus area 1: Planning Systems			
1.1 Implementation of Regional Plans Objective: To give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.			x
1.2 Development of Aboriginal Land Council Land Objective: To provide consideration of development delivery plans prepared under <i>State Environmental Planning Policy (Aboriginal Land) 2019 when Planning Proposals are prepared by a planning proposal authority.</i>			x
1.3 Approval and Referral Requirements Objective: To ensure that LEP provisions encourage the efficient and appropriate assessment of development.			x
1.4 Site Specific Provisions Objective: To discourage unnecessary restrictive site specific planning controls.	x		
Focus area 1: Planning Systems – Place-based			
1.5 Parramatta Road Corridor Urban Transformation Strategy Objectives are: <ul style="list-style-type: none"><li>To facilitate development within the Corridor that is consistent with the <i>Strategy</i> and the <i>Parramatta Road Corridor Implementation Tool Kit</i> and the <i>Parramatta Road Corridor Urban Transformation Implementation Update 2021</i>,</li><li>Provide a diversity of jobs and housing, and</li><li>Guide the incremental transformation of the Corridor in line with delivery of necessary infrastructure.</li></ul>			x
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan Objective: To ensure development within the North West Priority Growth Area is consistent with the <i>Strategy</i> .			x
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan Objective: To ensure development within the Area is consistent with the <i>Implementation Plan</i> .			x
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan Objective: To ensure development within the Priority Growth Area is consistent with the <i>Implementation Plan</i> and <i>Background Analysis</i> .			x
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor Objective: To ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.			x
1.10 Implementation of Western Sydney Aerotropolis Plan Objective: To ensure development within the Western Sydney Aerotropolis is consistent with the <i>Plan</i> dated September 2020.			x
1.11 Implementation of Bayside West Precincts 2036 Plan Objective: To ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).			x
1.12 Implementation of Planning Principles for the Cooks Cove Precinct Objective: To ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.			x
1.13 Implementation of St Leonards and Crows Nest 2036 Plan Objective: To ensure development with the St Leonards and Crows Nest Precinct is consistent with the St Leonards and Crows Nest 2036 Plan (the Plan).			x
1.14 Implementation of Greater Macarthur 2040 Objective: To ensure that development within the Greater Macarthur Growth Area is consistent with Greater Macarthur 2040 dated November 2018.			x

Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979	Consistent		N/A
	YES	NO	
<b>1.15 Implementation of the Pyrmont Peninsula Place Strategy</b> Objectives are to: <ul style="list-style-type: none"> <li>Facilitate development within the Pyrmont Peninsula consistent with the Pyrmont Peninsula Place Strategy (Place Strategy) and the Economic Development Strategy;</li> <li>Align the planning framework with the Eastern City District Plan Planning Priority E7 Growing a Stronger and More Competitive Harbour CBD and actively support the consistent delivery of objectives in the Eastern City District Plan and Greater Sydney Region Plan; and</li> <li>Guide growth and change balanced with character, heritage and infrastructure considerations (amongst others) across the Peninsula under the Place Strategy.</li> </ul>			x
<b>1.16 North West Rail Link Corridor Strategy</b> Objectives are to: <ul style="list-style-type: none"> <li>Promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL); and</li> <li>Ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</li> </ul>			x
<b>1.17 Implementation of the Bays West Place Strategy</b> Objectives are to: <ul style="list-style-type: none"> <li>Facilitate development within the Bays West precinct that is consistent with the Bays West Place Strategy (Place Strategy) and the Urban Design Framework (which includes the Sustainability Framework and Connecting with Country Framework);</li> <li>Actively support the consistent delivery of objectives in the Eastern City District Plan and Greater Sydney Region Plan; and</li> <li>Guide growth and change balanced with character, Indigenous and European heritage, working harbour and infrastructure considerations across the Bays West precinct under the Place Strategy.</li> </ul>			x
<b>Focus area 2: Design and Place</b>			
No directions applicable.			
<b>Focus area 3: Biodiversity and Conservation</b>			
<b>3.1 Conservation Zones</b> Objective: To protect and conserve environmentally sensitive areas.			x
<b>3.2 Heritage Conservation</b> Objective: To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.			x
<b>3.3 Sydney Drinking Water Catchments</b> Objective: To protect water quality in the Sydney drinking water catchment.			x
<b>3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs</b> Objective: To ensure that a balanced and consistent approach is taken when applying conservation zones and overlays to land on the NSW Far North Coast.			x
<b>3.5 Recreation Vehicle Areas</b> Objective: To protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.			x
<b>Focus area 4: Resilience and Hazards</b>			
<b>4.1 Flooding</b> Objectives are to:			x

Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979	Consistent		N/A
	YES	NO	
<ul style="list-style-type: none"> <li>o Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005; and</li> <li>o Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</li> </ul>			
<b>4.2 Coastal Management</b> Objective: To protect and manage coastal areas of NSW.			x
<b>4.3 Planning for Bushfire Protection</b> Objectives are to: <ul style="list-style-type: none"> <li>o Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas; and</li> <li>o Encourage sound management of bush fire prone areas.</li> </ul>			x
<b>4.4 Remediation of Contaminated Land</b> Objective: To reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.			x
<b>4.5 Acid Sulfate Soils</b> Objective: to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.			x
<b>4.6 Mine Subsidence and Unstable Land</b> Objective: to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.			x
<b>Focus area 5: Transport and Infrastructure</b>			
<b>5.1 Integrated Land Use and Transport</b> Objectives are: <ul style="list-style-type: none"> <li>o Improving access to housing, jobs and services by walking, cycling and public transport;</li> <li>o Increasing the choice of available transport and reducing dependence on cars;</li> <li>o Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car; and</li> <li>o Supporting the efficient and viable operation of public transport services, and</li> <li>o Providing for the efficient movement of freight.</li> </ul>			x
<b>5.2 Reserving Land for Public Purpose</b> Objectives are to: <ul style="list-style-type: none"> <li>o Facilitate the provision of public services and facilities by reserving land for public purposes; and</li> <li>o Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</li> </ul>			x
<b>5.3 Development Near Regulated Airports and Defence Airfields</b> Objectives are to: <ul style="list-style-type: none"> <li>o Ensure the effective and safe operation of regulated airports and defence airfields;</li> <li>o Ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</li> <li>o Ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</li> </ul>			x
<b>5.4 Shooting Ranges</b> Objectives are to: <ul style="list-style-type: none"> <li>o Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range;</li> </ul>			x



Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979	Consistent		N/A
	YES	NO	
<ul style="list-style-type: none"> <li>Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land; and</li> <li>identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</li> </ul>			
<b>Focus area 6: Housing</b>			
<b>6.1 Residential Zones</b> Objectives are to: <ul style="list-style-type: none"> <li>Encourage a variety and choice of housing types to provide for existing and future housing needs;</li> <li>Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and</li> <li>Minimise the impact of residential development on the environment and resource lands.</li> </ul>			x
<b>6.2 Caravan Parks and Manufactured Home Estates</b> Objectives are to: <ul style="list-style-type: none"> <li>Provide for a variety of housing types; and</li> <li>Provide opportunities for caravan parks and manufactured home estates.</li> </ul>			x
<b>Focus area 7: Industry and Employment</b>			
<b>7.1 Business and Industrial Zones</b> Objectives are to: <ul style="list-style-type: none"> <li>Encourage employment growth in suitable locations;</li> <li>Protect employment land in business and industrial zones; and</li> <li>Support the viability of identified centres.</li> </ul>			x
<b>7.2 Reduction in non-hosted short-term rental accommodation period</b> Objectives are to: <ul style="list-style-type: none"> <li>Mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced; and</li> <li>Ensure the impacts of short-term rental accommodation and views of the community are considered.</li> </ul>			x
<b>7.3 Commercial and Retail Development along the Pacific Highway, North Coast</b> Objectives are to: <ul style="list-style-type: none"> <li>Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route;</li> <li>prevent inappropriate development fronting the highway;</li> <li>protect public expenditure invested in the Pacific Highway;</li> <li>protect and improve highway safety and highway efficiency;</li> <li>provide for the food, vehicle service and rest needs of travellers on the highway; and</li> <li>reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.</li> </ul>			x
<b>Focus area 8: Resources and Energy</b>			
<b>8.1 Mining, Petroleum Production and Extractive Industries</b> Objective: To ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.			x
<b>Focus area 9: Primary Production</b>			
<b>9.1 Rural Zones</b> Objective: To protect the agricultural production value of rural land.			x
<b>9.2 Rural Lands</b> Objectives are to: <ul style="list-style-type: none"> <li>Protect the agricultural production value of rural land;</li> <li>Facilitate the orderly and economic use and development of rural lands for rural and related purposes;</li> <li>Assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State;</li> </ul>			x


Ministerial Directions under Section 9.1 of the Environmental Planning and Assessment Act 1979	Consistent		N/A
	YES	NO	
<ul style="list-style-type: none"> <li>Minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses;</li> <li>Encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land; and</li> <li>Support the delivery of the actions outlined in the NSW Right to Farm Policy.</li> </ul>			
<b>9.3 Oyster Aquaculture</b> Objectives are to: <ul style="list-style-type: none"> <li>Ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal; and</li> <li>Protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</li> </ul>			x
<b>9.4 Farmland of State and Regional Significance on the NSW Far North Coast</b> Objectives are to: <ul style="list-style-type: none"> <li>Ensure that the best agricultural land will be available for current and future generations to grow food and fibre;</li> <li>Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning; and</li> <li>Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.</li> </ul>			x

**Attachment D - Draft LEP Maps**

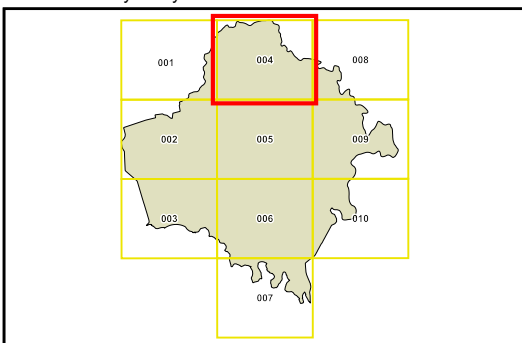
**Draft Floor Space Ratio Map - Sheet FSR\_004**

**Maximum Floor Space Ratio (n:1)**

A1	0.30	T1	2.00
A2	0.33	T2	2.26
D	0.50	T3	2.30
G	0.65	U1	2.50
J1	0.80	U2	2.60
J2	0.83	U3	2.70
K	0.88	U4	2.90
N	1.00	V1	3.00
O1	1.10	V2	3.20
O2	1.15	V3	3.30
P1	1.20	W	3.50
P2	1.25	X1	4.00
Q1	1.30	X2	4.30
Q2	1.39	Y	4.50
S1	1.50	Z	5.00
S2	1.70	AA1	6.00
S3	1.80	AA2	6.50

 Refer to Clause 4.4A(1)

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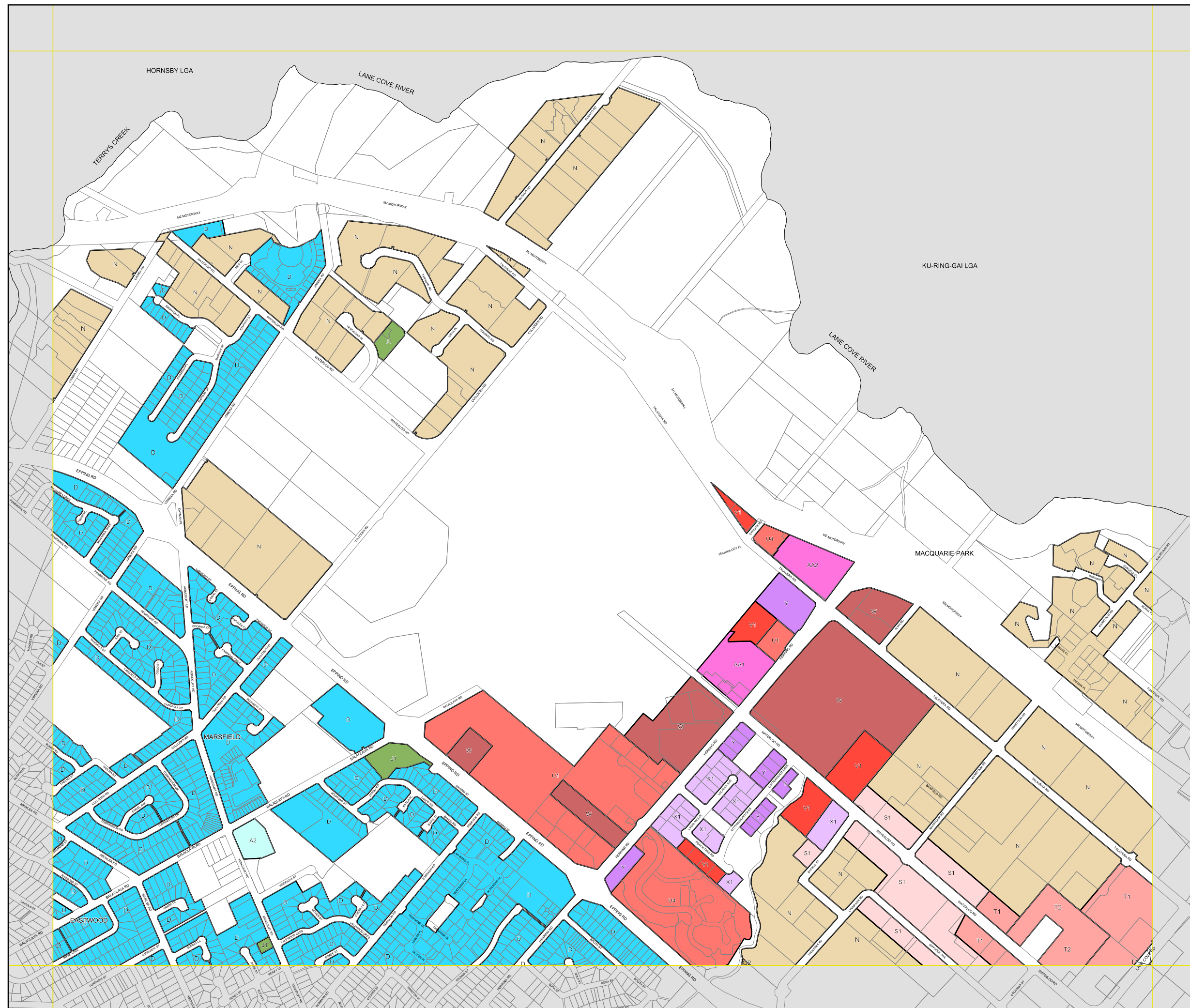


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
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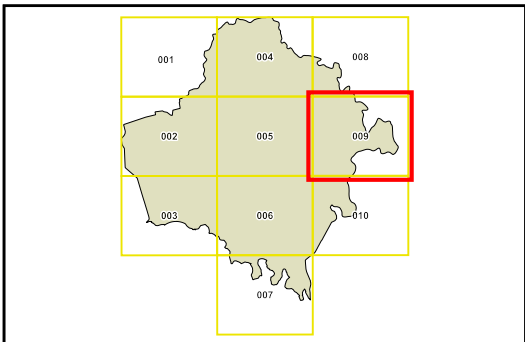
**Draft Floor Space Ratio Map - Sheet FSR\_009**

**Maximum Floor Space Ratio (n:1)**

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A2	0.33	T2	2.26
D	0.50	T3	2.30
G	0.65	U1	2.50
J1	0.80	U2	2.60
J2	0.83	U3	2.70
K	0.88	U4	2.90
N	1.00	V1	3.00
O1	1.10	V2	3.20
Q2	1.15	V3	3.30
P1	1.20	W	3.50
P2	1.25	X1	4.00
Q1	1.30	X2	4.30
Q2	1.39	Y	4.50
S1	1.50	Z	5.00
S2	1.70	AA	6.00
S3	1.80		

Refer to Clause 4.4A(1)

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 © City of Ryde.

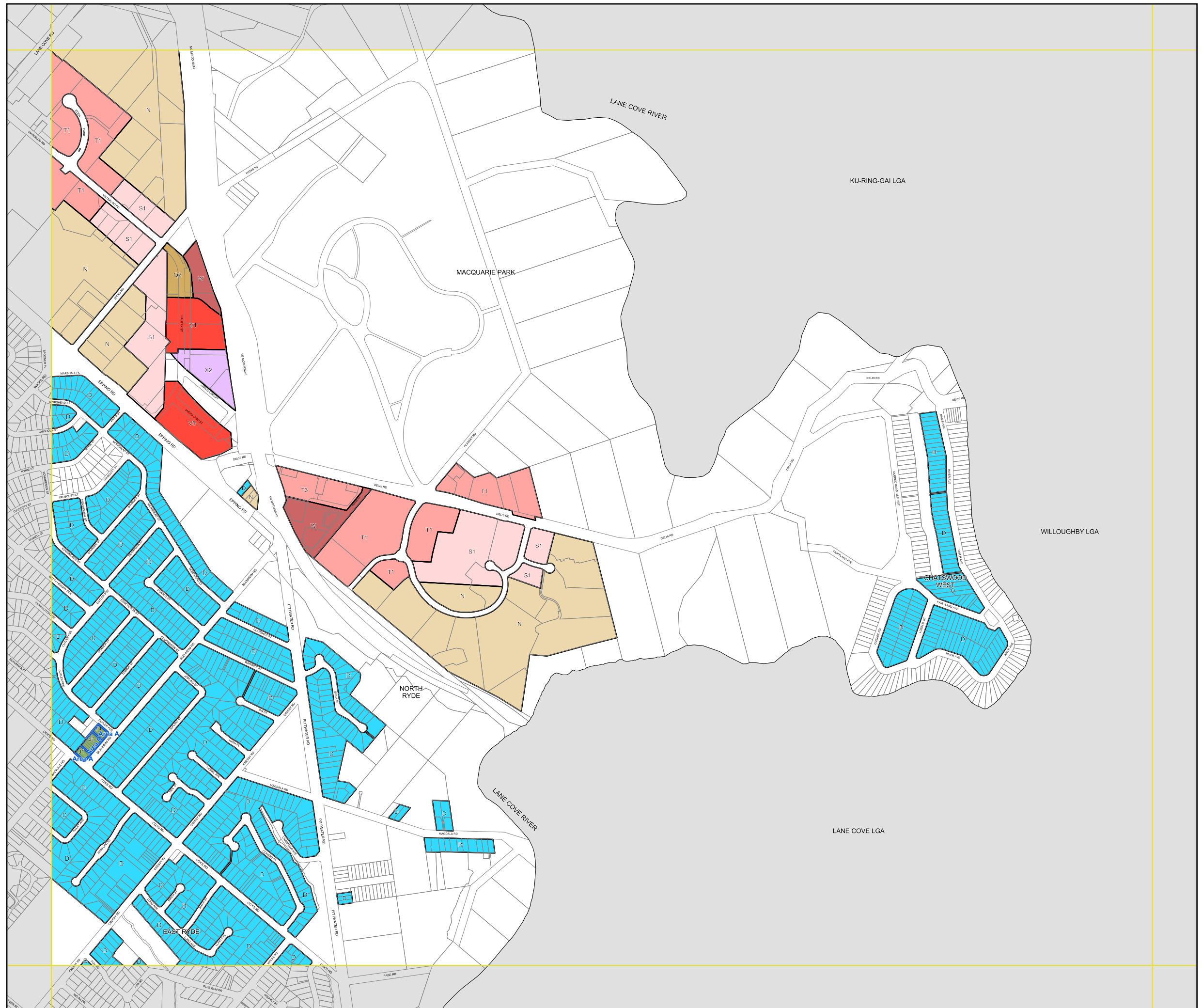


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Projection GDA 1994  
 MGA Zone 56

Scale: 1:10,000 @ A3



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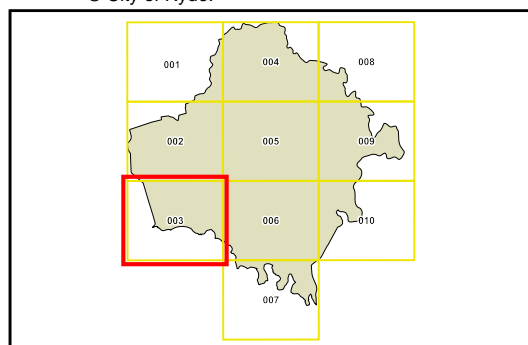
**Draft Heritage Map**  
**Sheet HER\_003**

**Heritage**

-  Conservation Area - General
-  Item - General
-  Item - Landscape
-  Item - Archaeological

**Cadastre**

 Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.

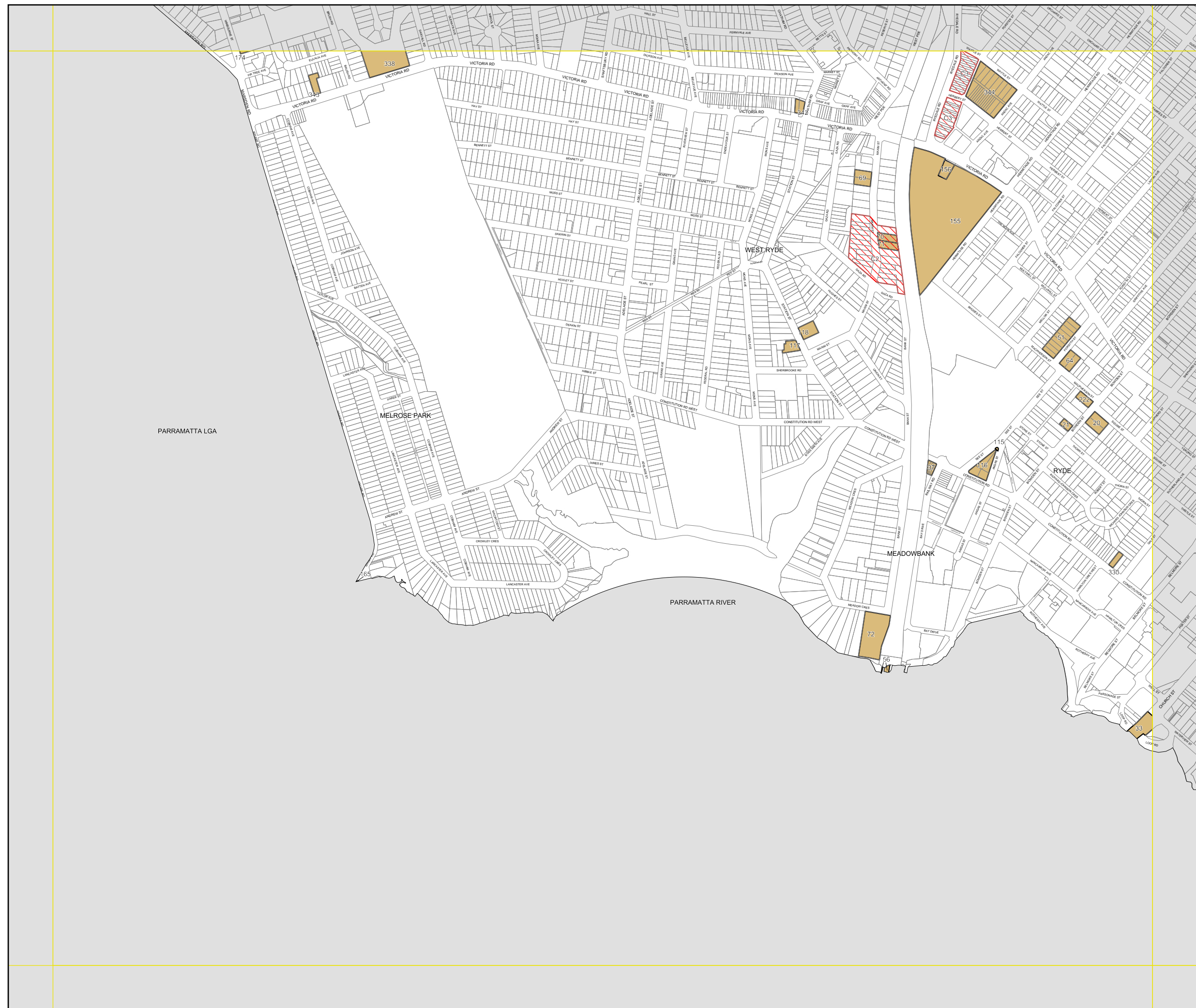


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Projection GDA 1994  
MGA Zone 56





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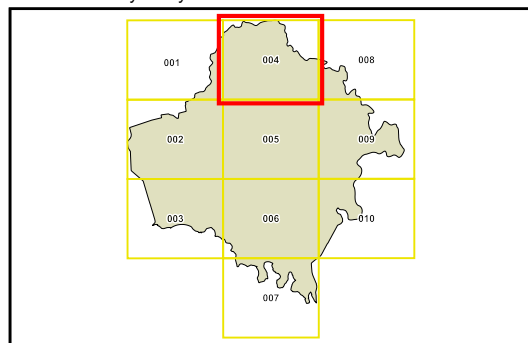
**Draft Heritage Map**  
**Sheet HER\_004**

**Heritage**

-  Conservation Area - General
-  Item - General
-  Item - Landscape
-  Item - Archaeological

**Cadastre**

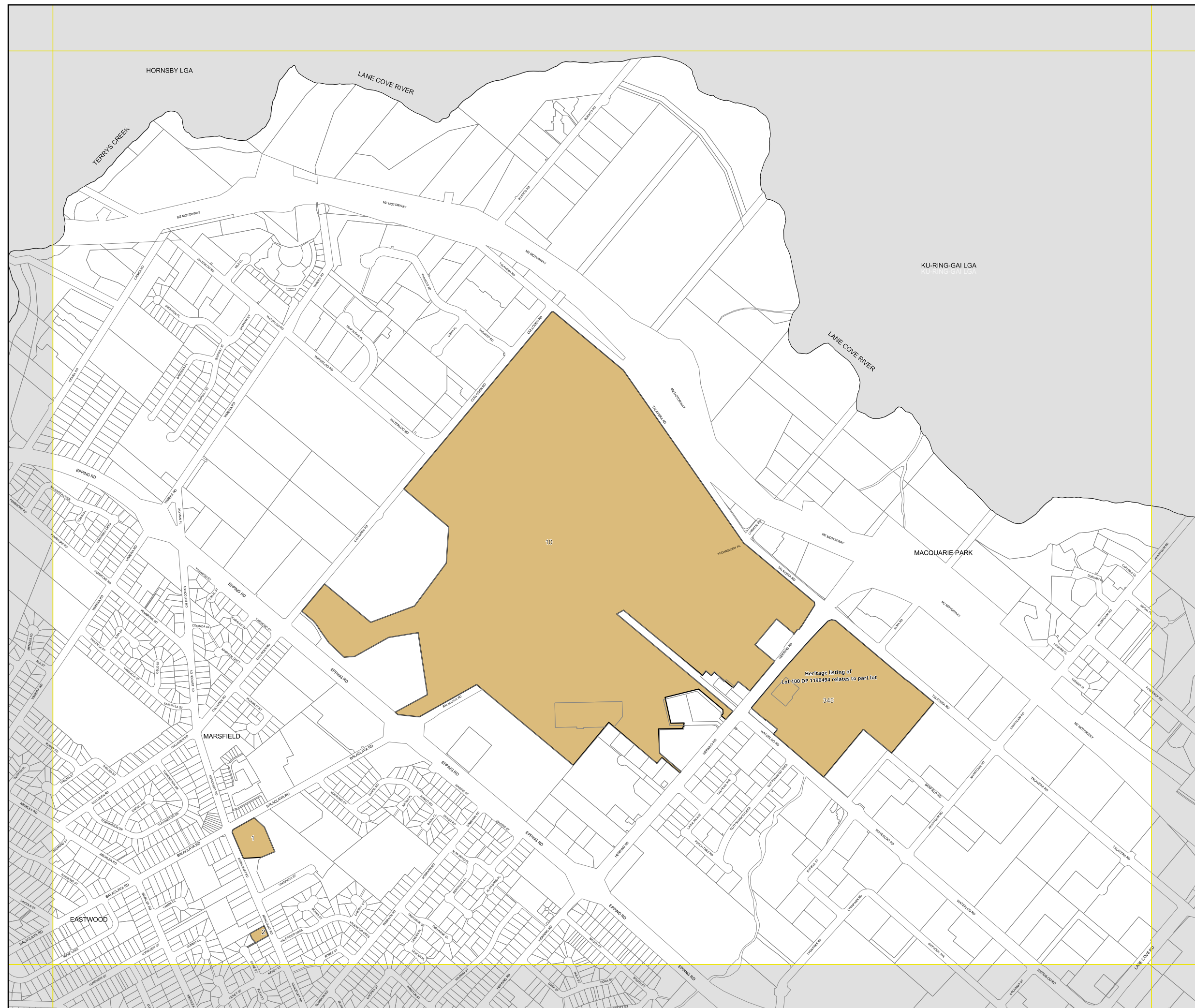
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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3





Map identification number:  
6700\_COM\_HER\_004\_010\_20211008






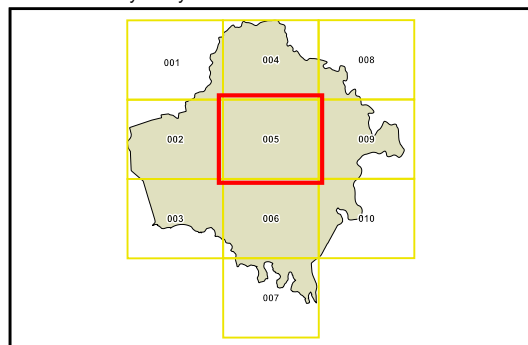
**Draft Heritage Map**  
**Sheet HER\_005**

**Heritage**

-  Conservation Area - General
-  Item - General
-  Item - Landscape
-  Item - Archaeological

**Cadastre**

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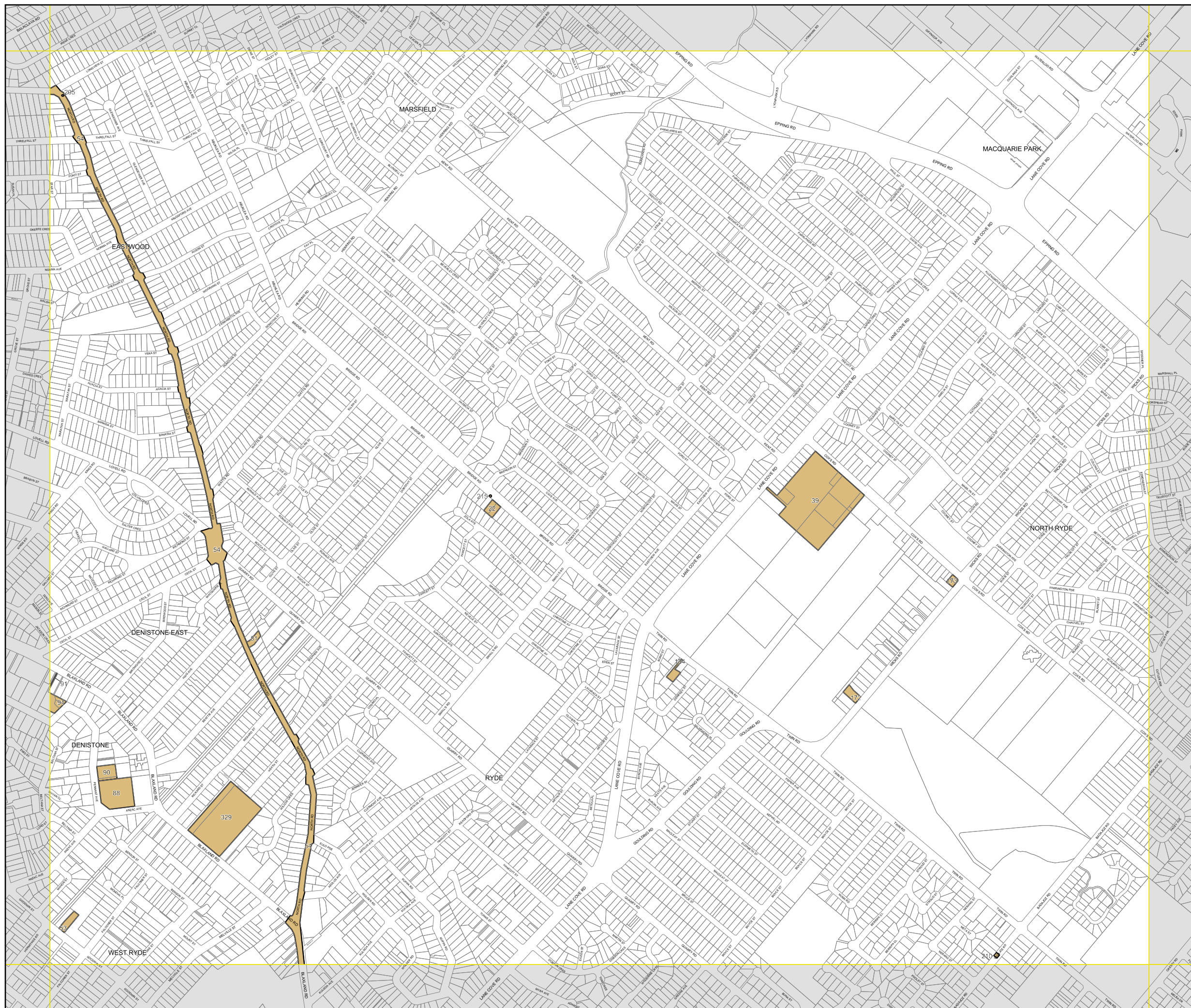


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MGA Zone 56

Scale: 1:10,000 @ A3





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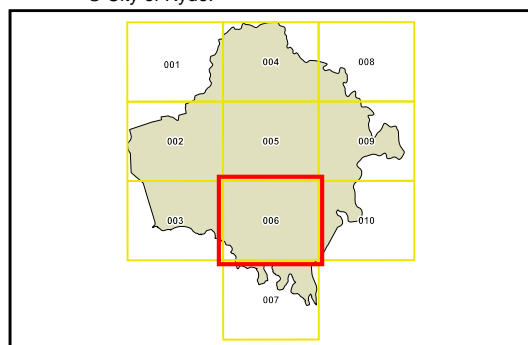
**Draft Heritage Map**  
**Sheet HER\_006**

**Heritage**

-  Conservation Area - General
-  Item - General
-  Item - Landscape
-  Item - Archaeological

**Cadastre**

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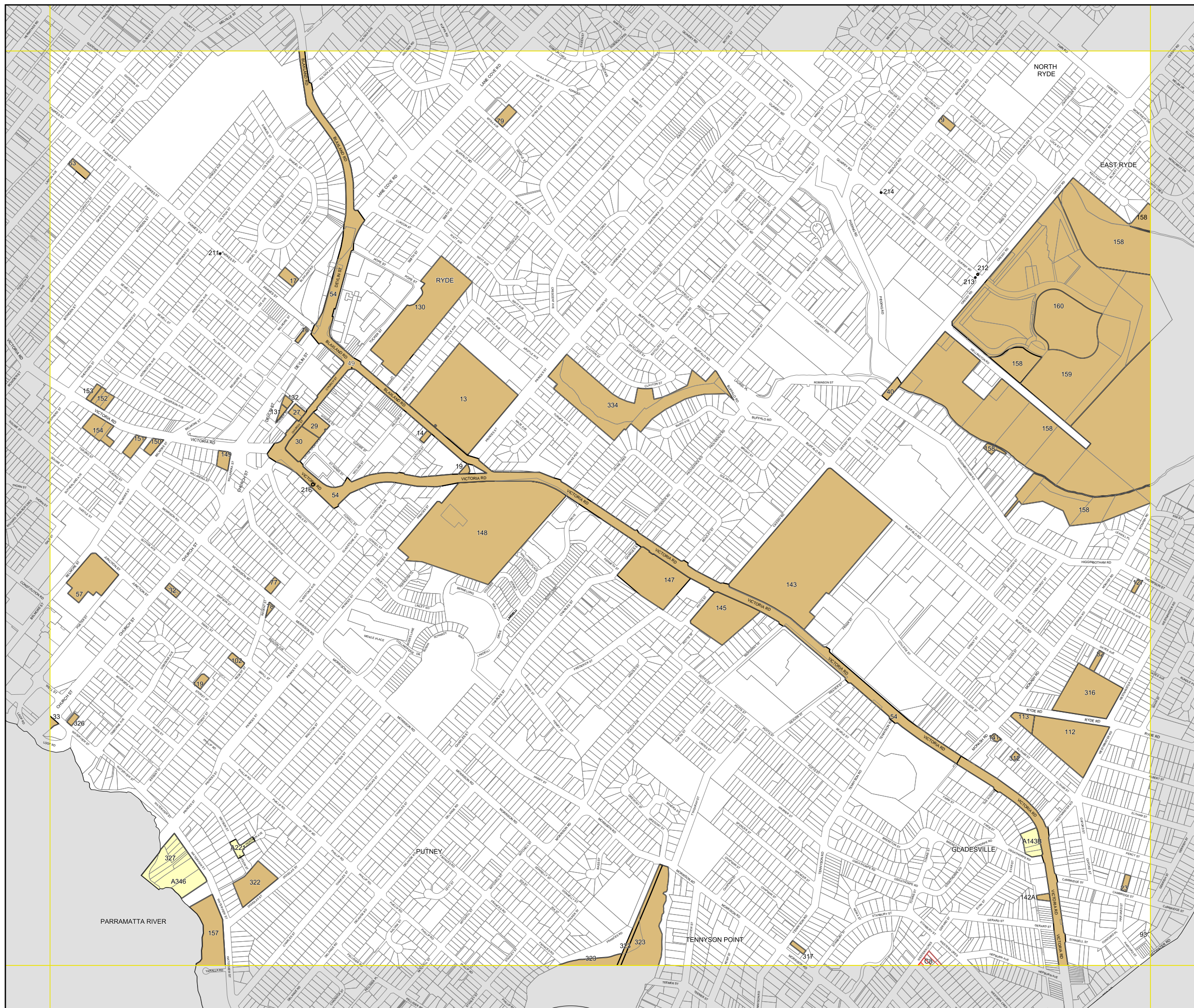


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3




Map identification number:  
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


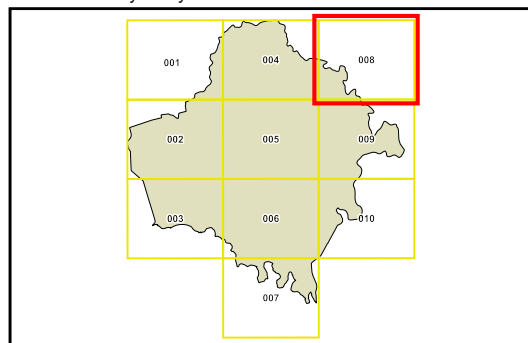
**Draft Heritage Map**  
**Sheet HER\_008**

**Heritage**

-  Conservation Area - General
-  Item - General
-  Item - Landscape
-  Item - Archaeological

**Cadastre**

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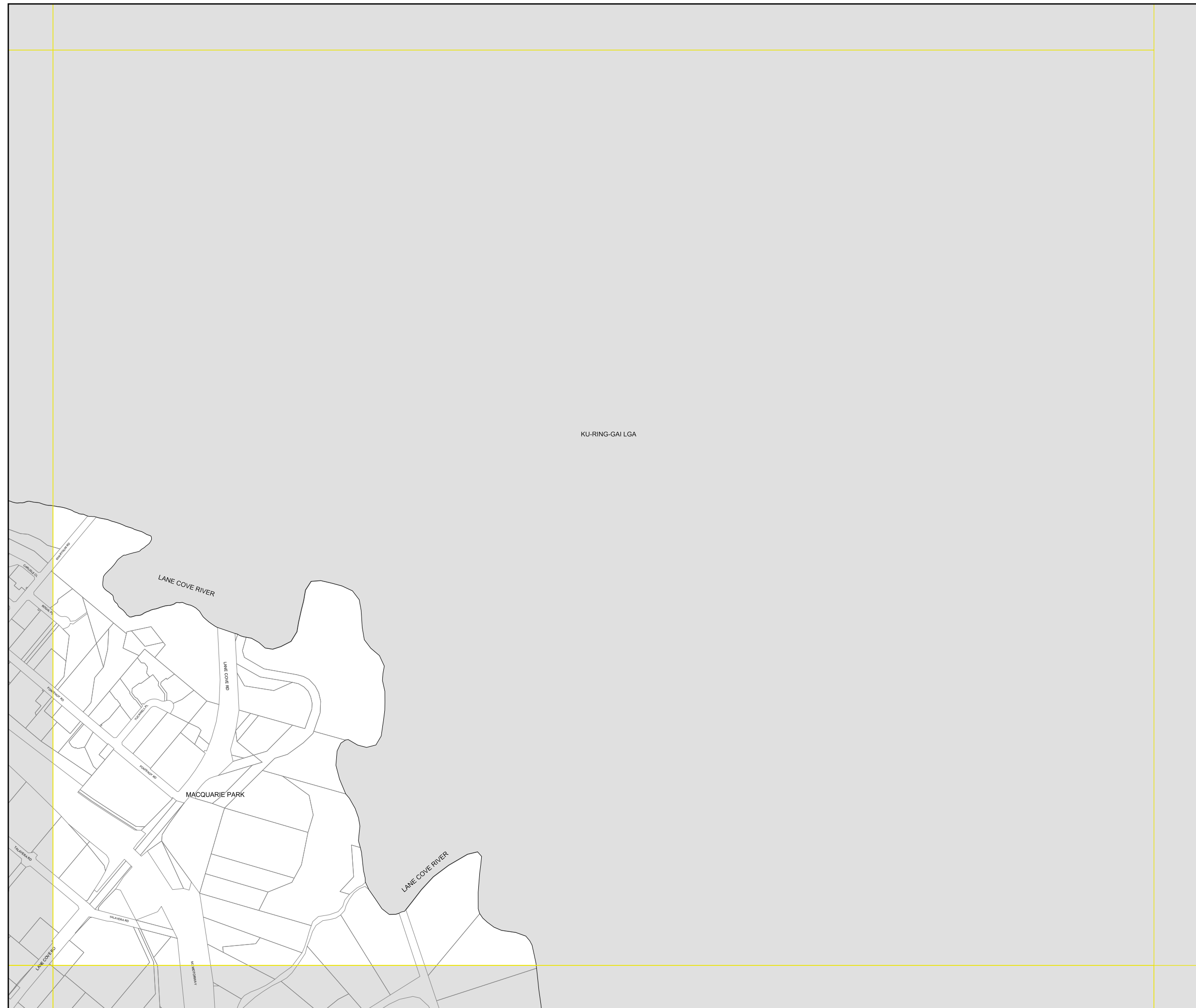


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MGA Zone 56


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Map identification number:  
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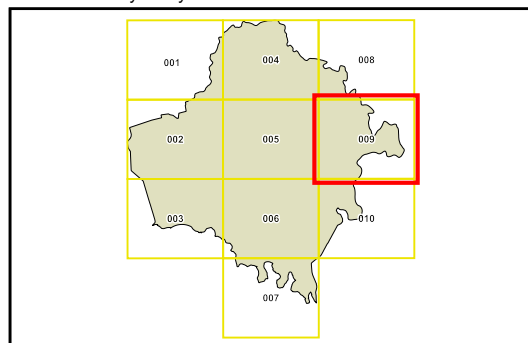
**Draft Heritage Map**  
**Sheet HER\_009**

**Heritage**

-  Conservation Area - General
-  Item - General
-  Item - Landscape
-  Item - Archaeological

**Cadastre**

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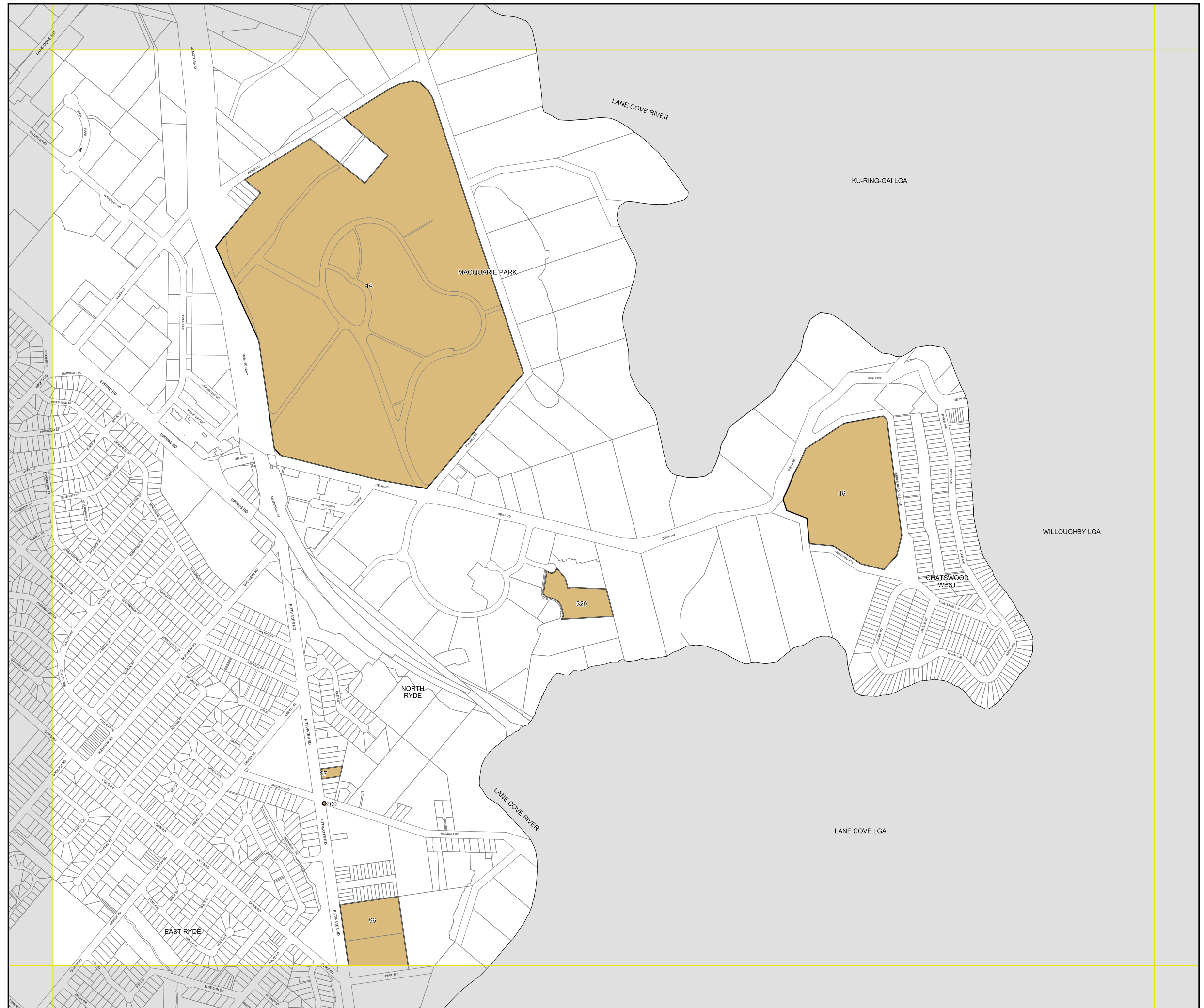


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Projection GDA 1994  
 MGA Zone 56

Scale: 1:10,000 @ A3





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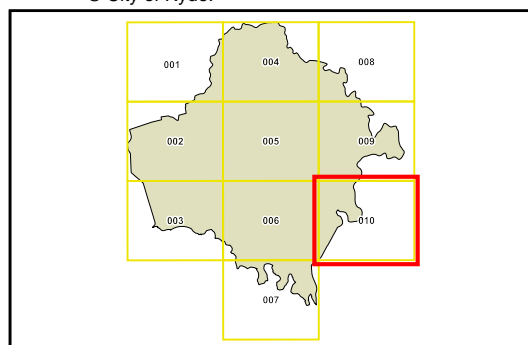
**Draft Heritage Map**  
**Sheet HER\_010**

**Heritage**

-  Conservation Area - General
-  Item - General
-  Item - Landscape
-  Item - Archaeological

**Cadastre**

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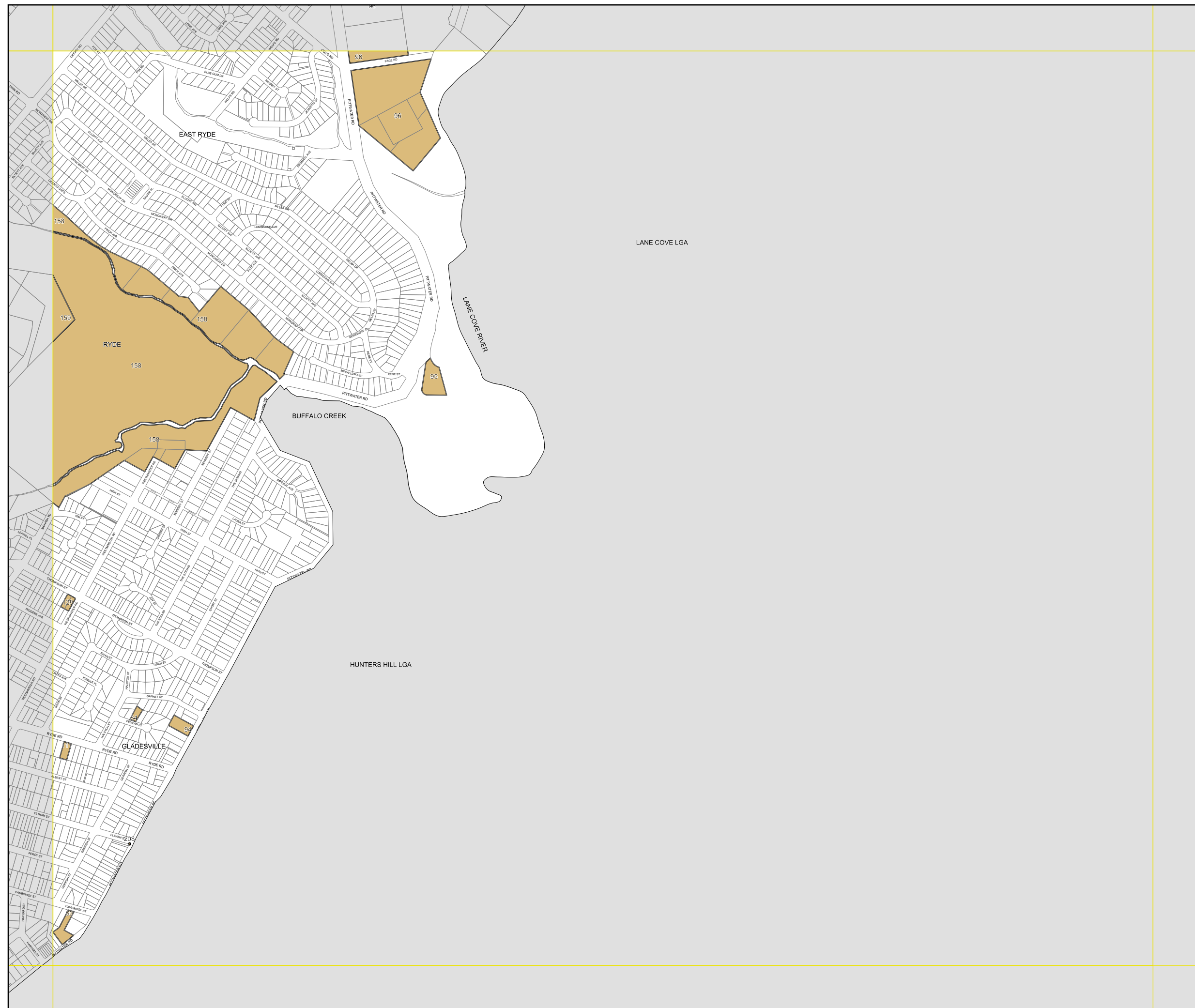


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
 6700\_COM\_HER\_010\_010\_20211008






**Draft Height of Buildings Map - Sheet HOB\_005**


**Maximum Building Height (m)**

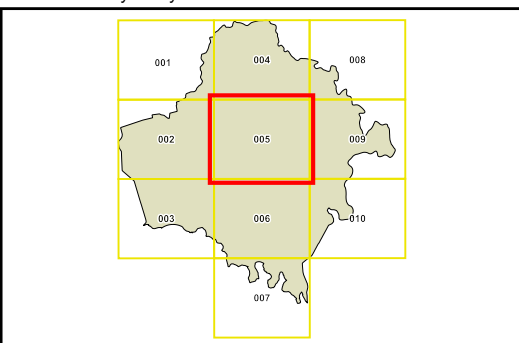
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K	10	U1	30
L	11.5	U2	30.5
M1	12	U3	33
M2	12.5	U4	33.5
N1	13	V	37
N2	14	W	44.5
O1	15	X	45
O2	15.5	Z	57
O3	16	AA1	65
P	18.5	AA2	75
Q	19	AB1	90
R1	21.5	AB2	92
R2	22	AB3	99
S1	23	AC	120
S2	24		

**Maximum Building Height (RL(m))**

	7	63
	14.6	91
	18	105
	24	
	25	
	33	
	39	
	42	
	47.75	
	52	

 Refer to Clause 4.3A(1)

 Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.

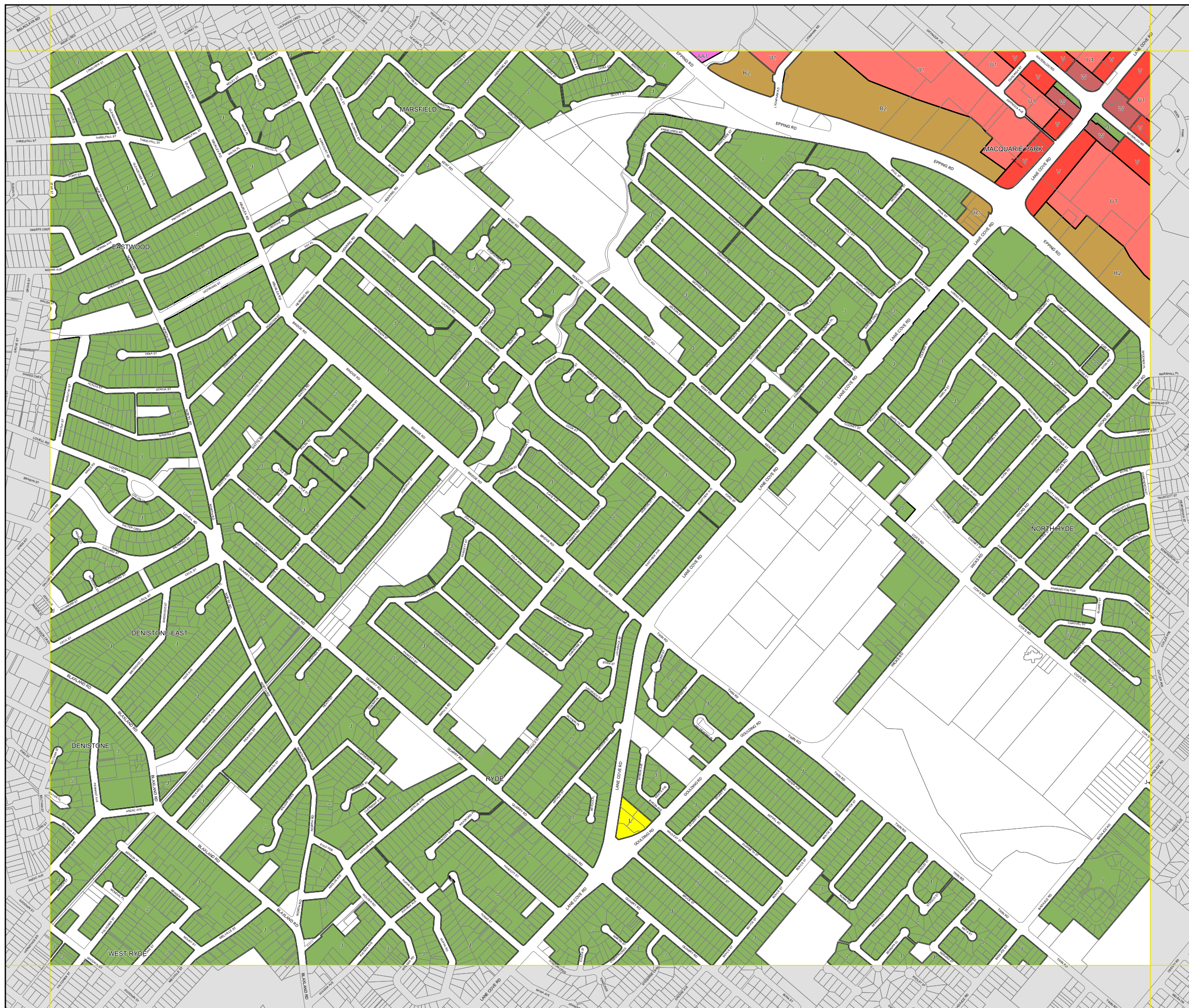


0 200 400 m

Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6700\_COM\_HOB\_005\_010\_20211008






**Draft Height of Buildings Map - Sheet HOB\_006**

**Maximum Building Height (m)**

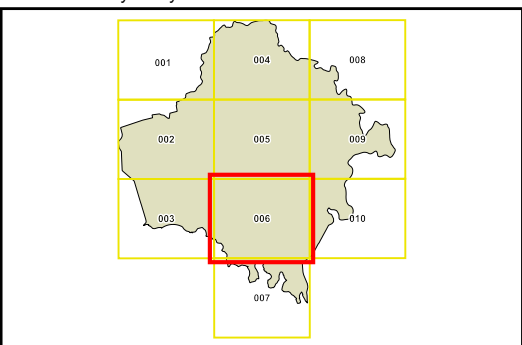
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L	11.5	U2	30.5
M1	12	U3	33
M2	12.5	U4	33.5
N1	13	V	37
N2	14	W	44.5
O1	15	X	45
O2	15.5	Z	57
O3	16	AA1	65
P	18.5	AA2	75
Q	19	AB1	90
R1	21.5	AB2	92
R2	22	AB3	99
S1	23	AC	120
S2	24		

**Maximum Building Height (RL(m))**

	7		63
	14.6		91
	18		105
	24		
	25		
	33		
	39		
	42		
	47.75		
	52		

 Refer to Clause 4.3A(1)

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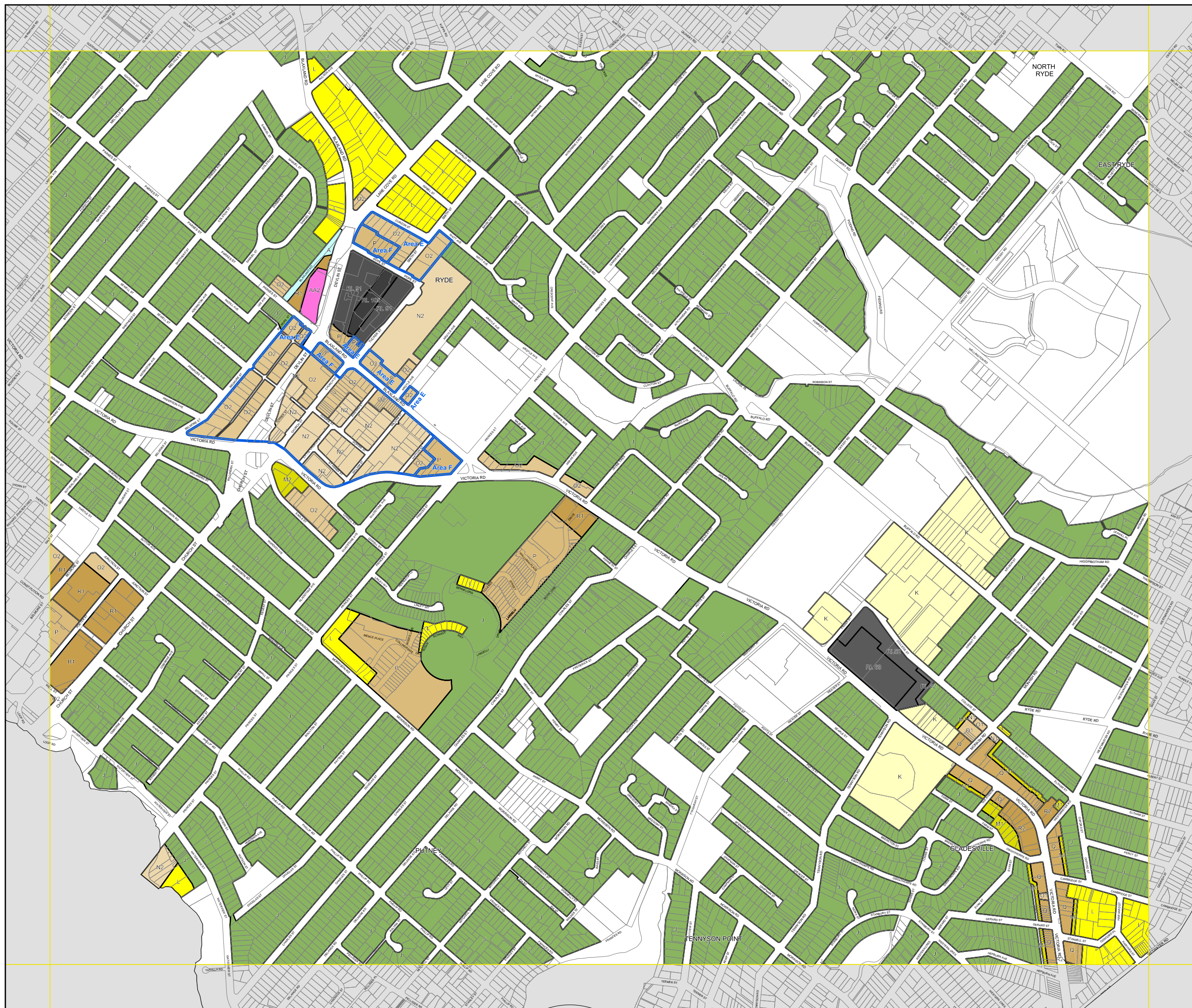


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6700\_COM\_HOB\_006\_010\_20211008





**Draft Height of Buildings Map - Sheet HOB\_009**

**Maximum Building Height (m)**

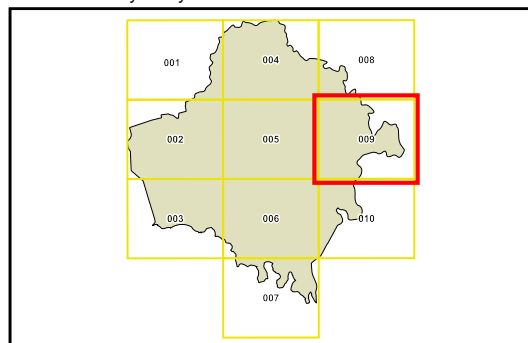
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L	11.5	U2	30.5
M1	12	U3	33
M2	12.5	U4	33.5
N1	13	V	37
N2	14	W	44.5
O1	15	X	45
O2	15.5	Z	57
O3	16	AA1	65
P	18.5	AA2	75
Q	19	AB1	90
R1	21.5	AB2	92
R2	22	AB3	99
S1	23	AC	120
S2	24		

**Maximum Building Height (RL(m))**

	7		63
	14.6		91
	18		105
	24		
	25		
	33		
	39		
	42		
	47.75		
	52		

Refer to Clause 4.3A(1)

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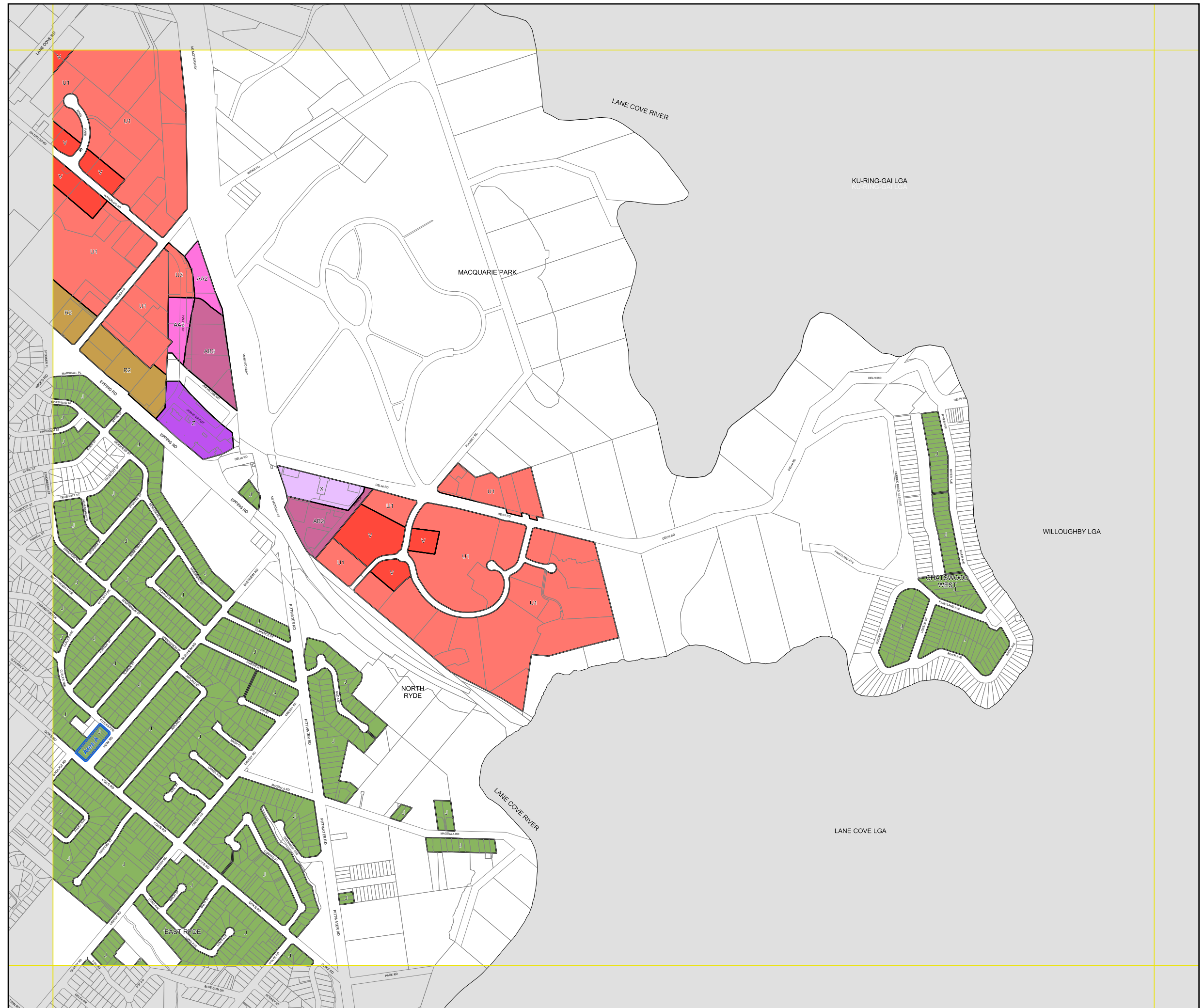


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
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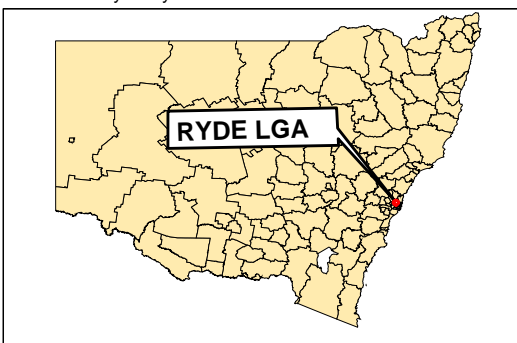
**Draft Land Application Map**  
**Sheet LAP\_001**

 LGA Boundary

**LEP Land Application**

 Included

 Base data 01/01/1999. © Land and Property information (LPI) Addendum data 21/11/2016.  
 © City of Ryde.

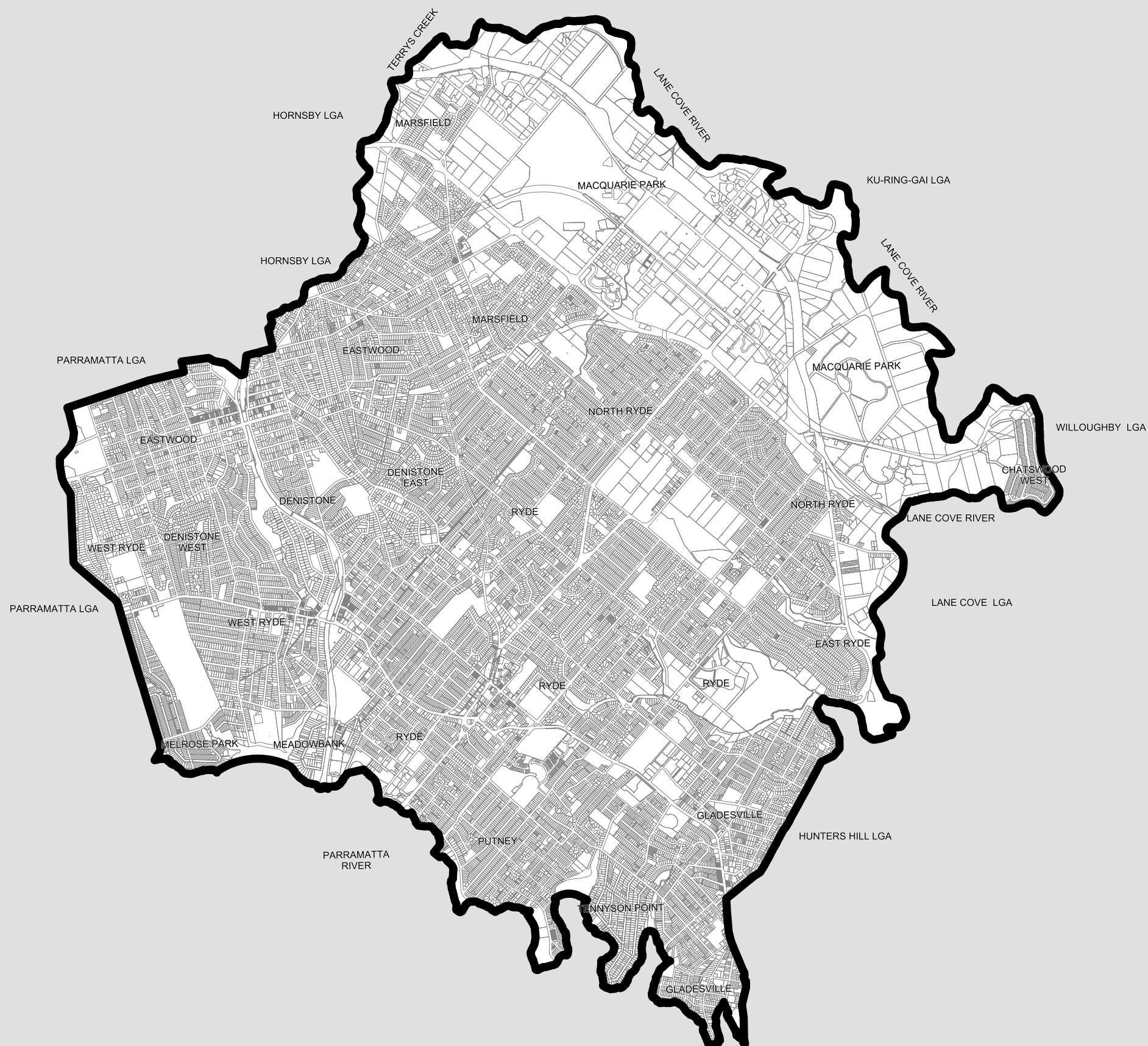


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Projection GDA 1994  
MGA Zone 56

Scale: 1:40,000 @ A3

Map identification number:  
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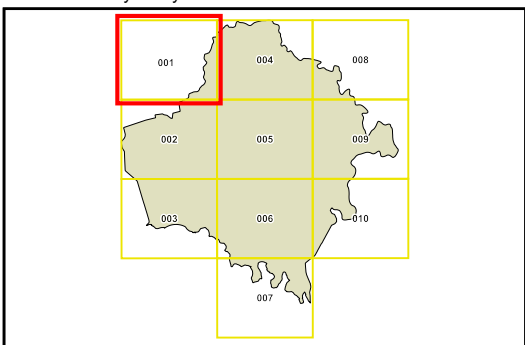


Draft Land Zoning Map -  
Sheet LZN\_001

ZONE

- |     |                                    |
|-----|------------------------------------|
| B1  | Neighbourhood Centre               |
| B3  | Commercial Core                    |
| B4  | Mixed Use                          |
| B5  | Business Development               |
| B6  | Enterprise Corridor                |
| B7  | Business Park                      |
| C1  | National Parks and Nature Reserves |
| C2  | Environmental Conservation         |
| IN2 | Light Industrial                   |
| IN4 | Working Waterfront                 |
| R1  | General Residential                |
| R2  | Low Density Residential            |
| R3  | Medium Density Residential         |
| R4  | High Density Residential           |
| RE1 | Public Recreation                  |
| RE2 | Private Recreation                 |
| SP1 | Special Activities                 |
| SP2 | Infrastructure                     |

Base data 01/01/1999. © NSW Spatial  
Services Addendum data 08/10/2021.  
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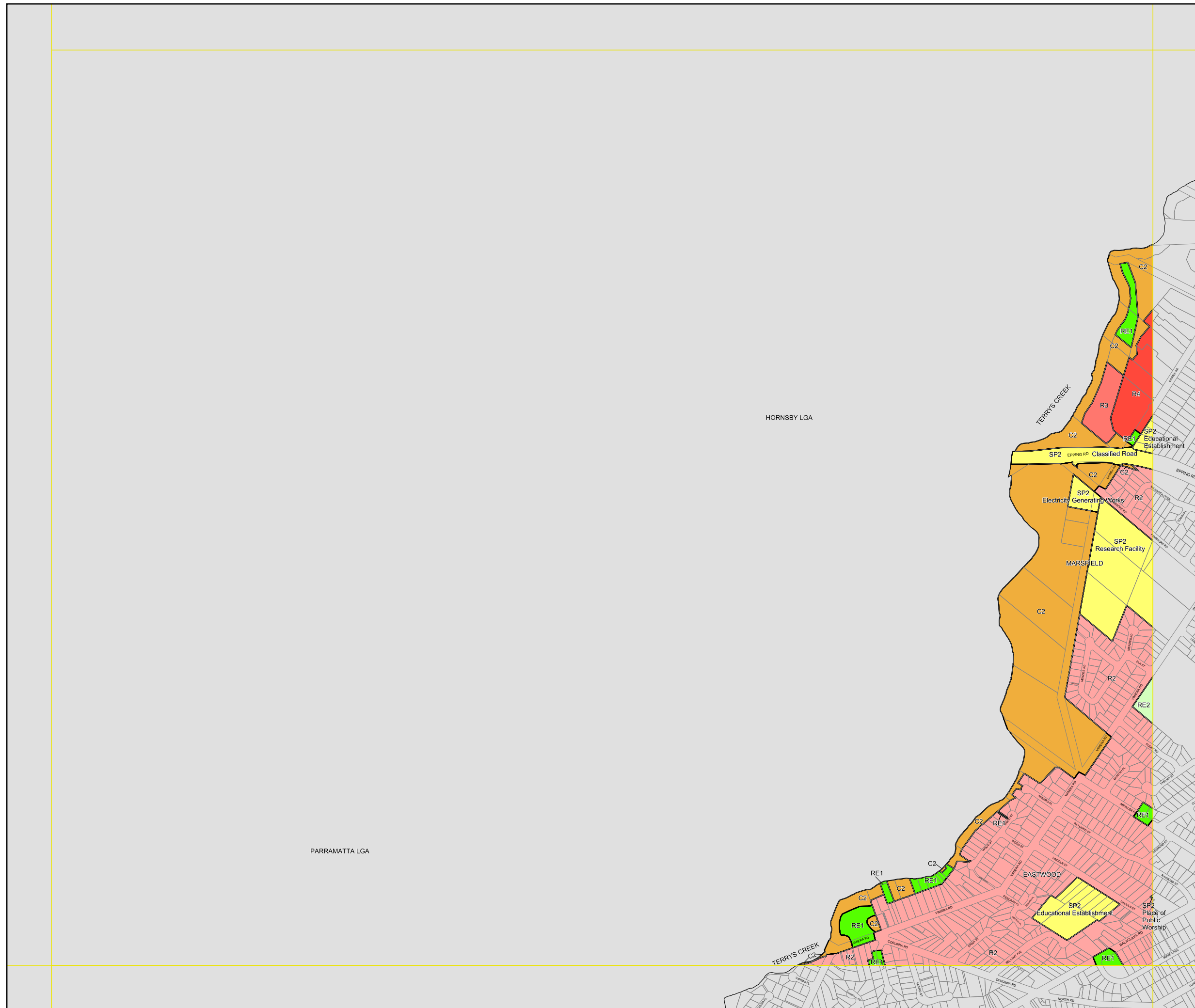


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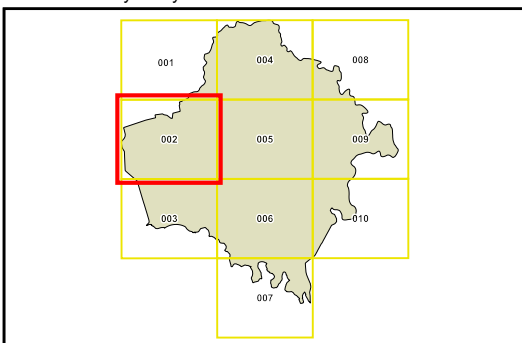


**Draft Land Zoning Map - Sheet LZN\_002**

**ZONE**

- B1** Neighbourhood Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- B7** Business Park
- C1** National Parks and Nature Reserves
- C2** Environmental Conservation
- IN2** Light Industrial
- IN4** Working Waterfront
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- RE1** Public Recreation
- RE2** Private Recreation
- SP1** Special Activities
- SP2** Infrastructure

Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.

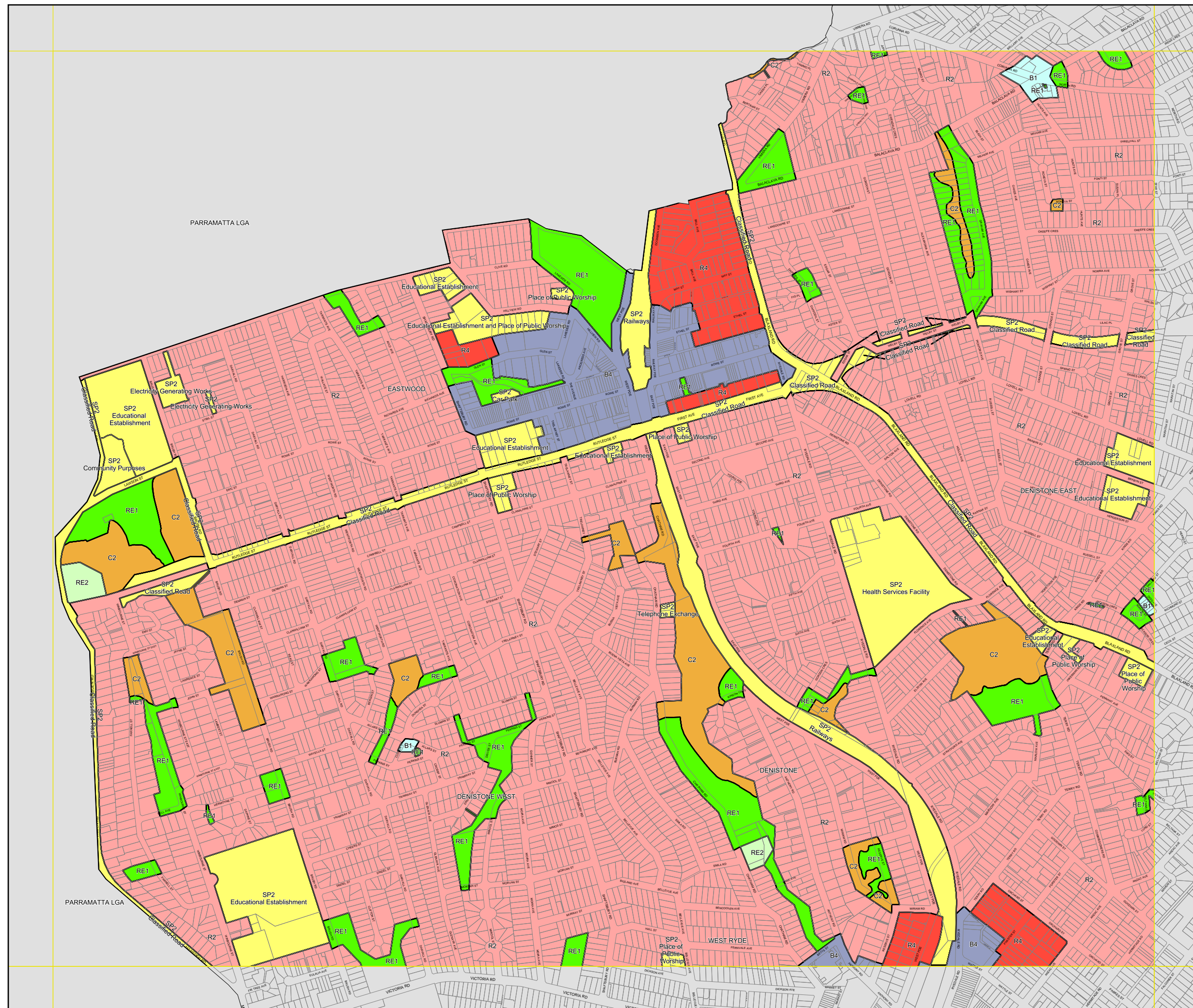


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6700\_COM\_LZN\_002\_010\_20211008



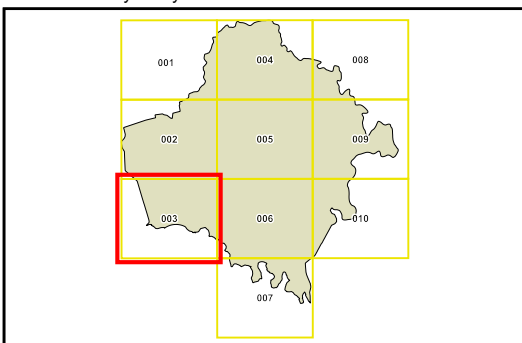


**Draft Land Zoning Map - Sheet LZN\_003**

**ZONE**

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- IN2 Light Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.

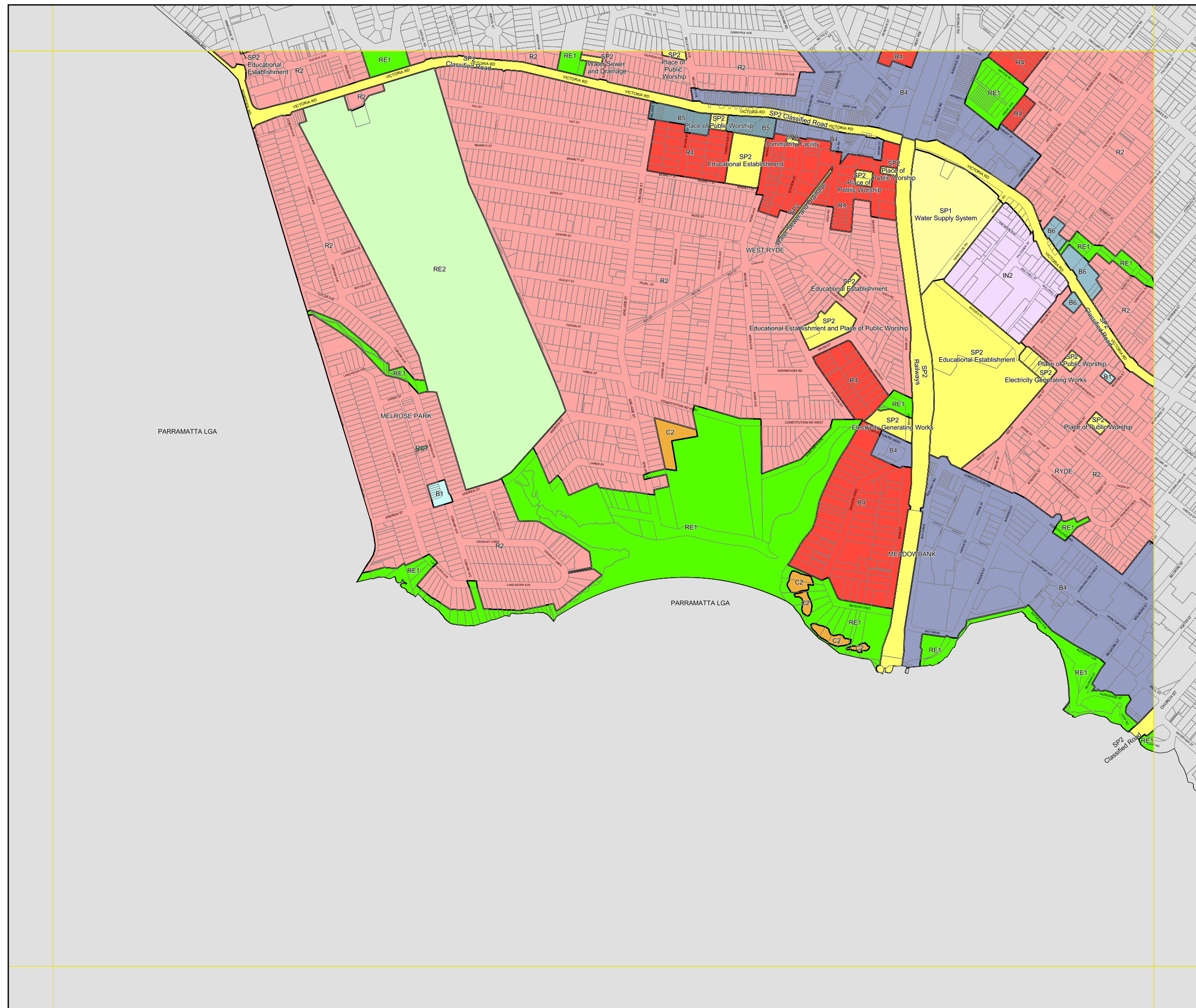


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
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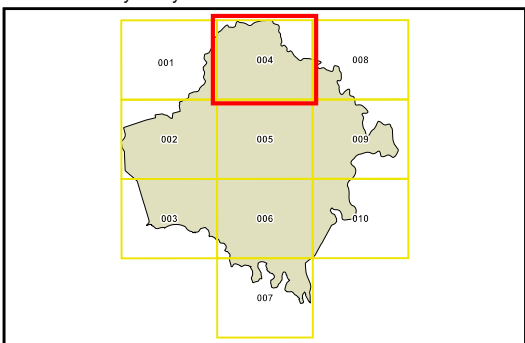


**Draft Land Zoning Map - Sheet LZN\_004**

**ZONE**

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- IN2 Light Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.

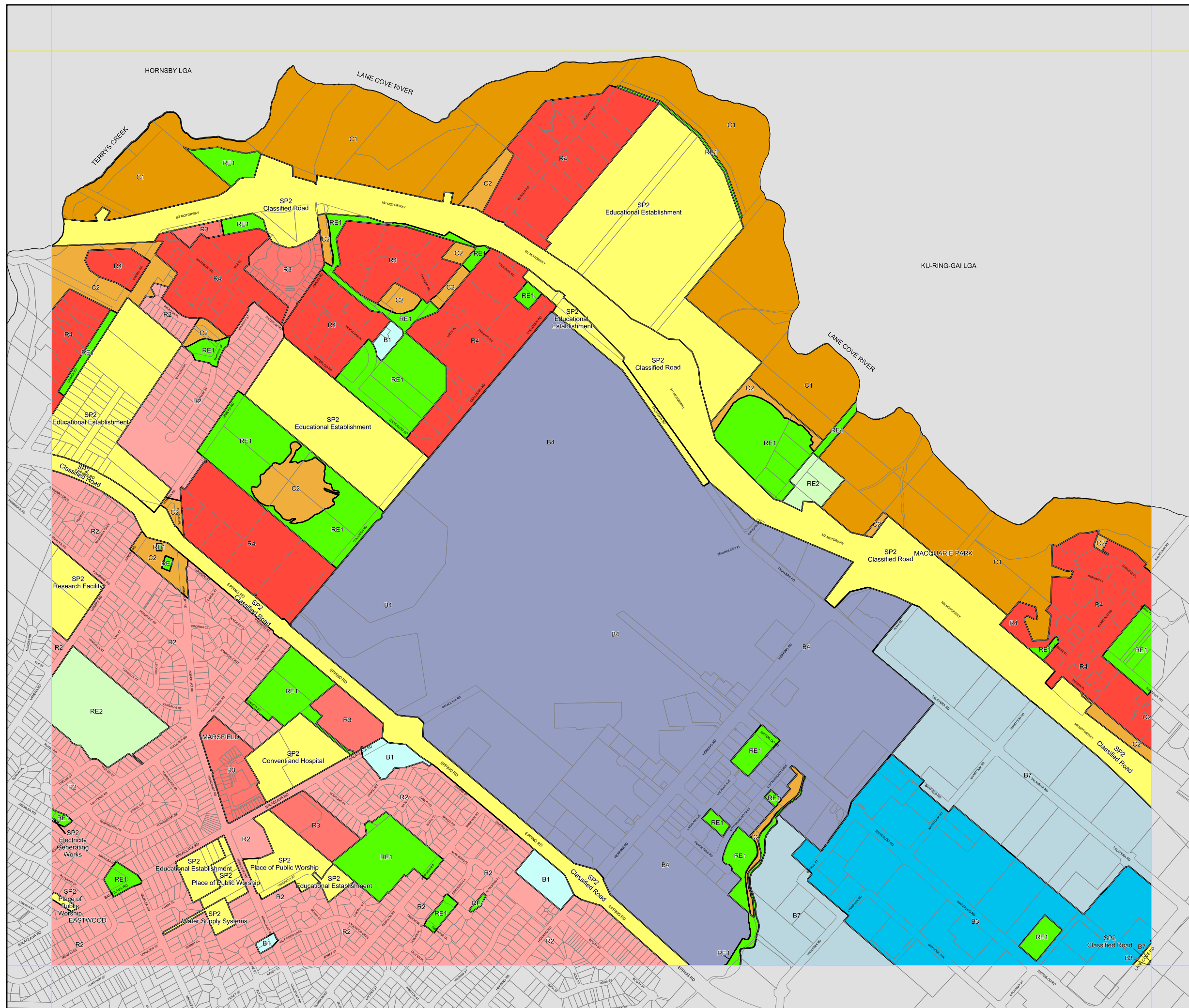


0 200 400 m

Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
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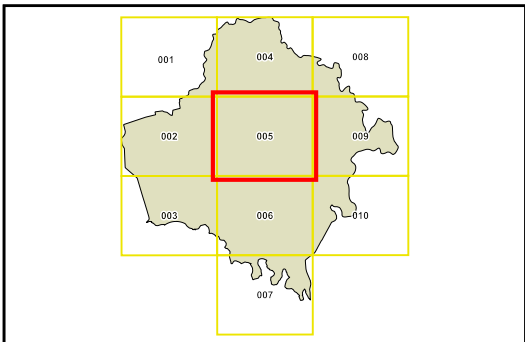


**Draft Land Zoning Map - Sheet LZN\_005**

**ZONE**

- B1** Neighbourhood Centre
- B3** Commercial Core
- B4** Mixed Use
- B5** Business Development
- B6** Enterprise Corridor
- B7** Business Park
- C1** National Parks and Nature Reserves
- C2** Environmental Conservation
- IN2** Light Industrial
- IN4** Working Waterfront
- R1** General Residential
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- RE1** Public Recreation
- RE2** Private Recreation
- SP1** Special Activities
- SP2** Infrastructure

Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.

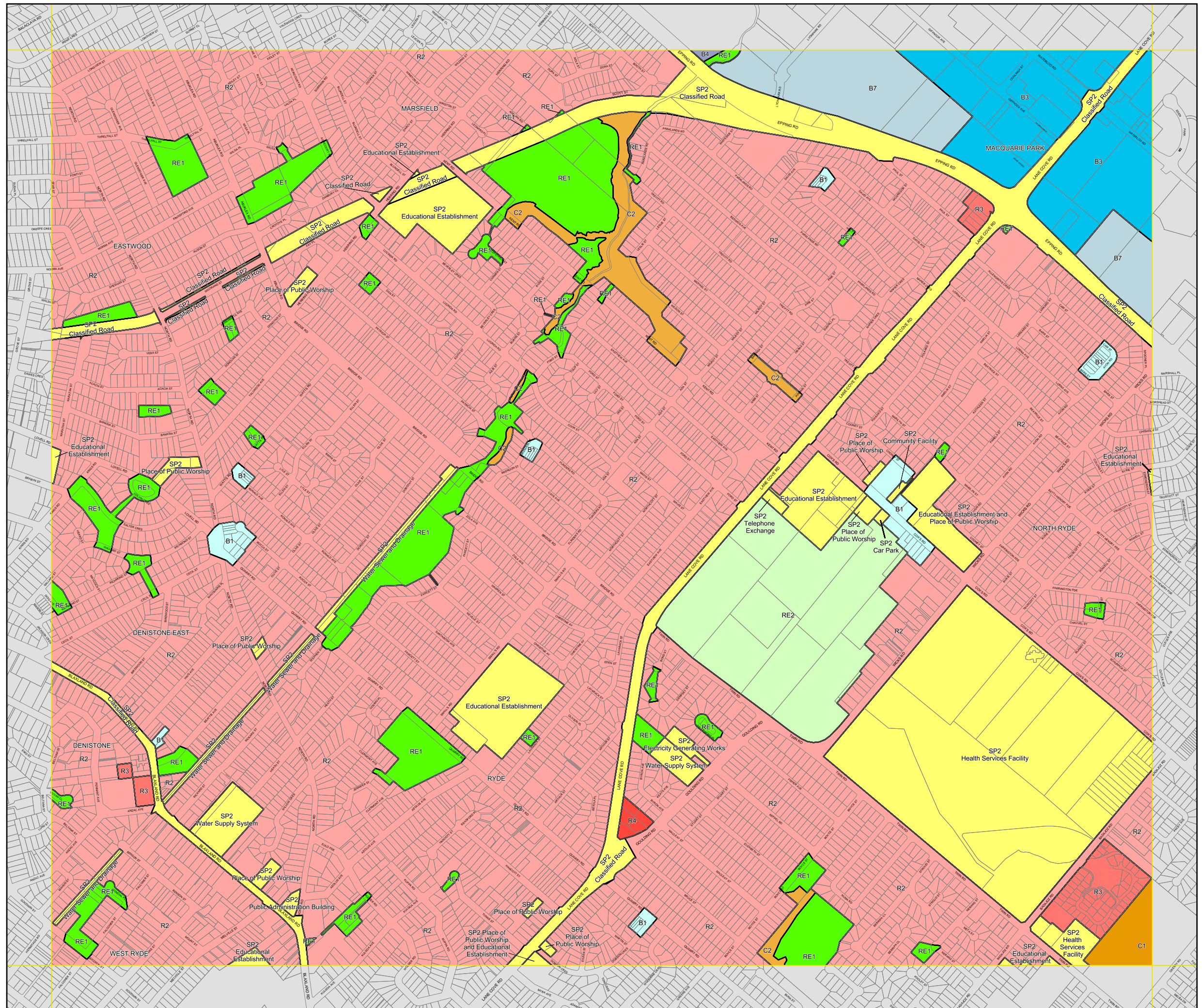


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
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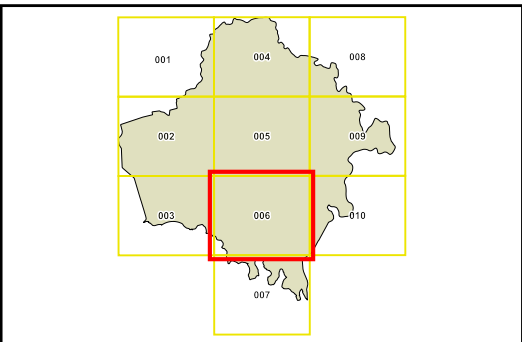


Draft Land Zoning Map -  
Sheet LZN\_006

**ZONE**

- |     |                                    |
|-----|------------------------------------|
| B1  | Neighbourhood Centre               |
| B3  | Commercial Core                    |
| B4  | Mixed Use                          |
| B5  | Business Development               |
| B6  | Enterprise Corridor                |
| B7  | Business Park                      |
| C1  | National Parks and Nature Reserves |
| C2  | Environmental Conservation         |
| IN2 | Light Industrial                   |
| IN4 | Working Waterfront                 |
| R1  | General Residential                |
| R2  | Low Density Residential            |
| R3  | Medium Density Residential         |
| R4  | High Density Residential           |
| RE1 | Public Recreation                  |
| RE2 | Private Recreation                 |
| SP1 | Special Activities                 |
| SP2 | Infrastructure                     |

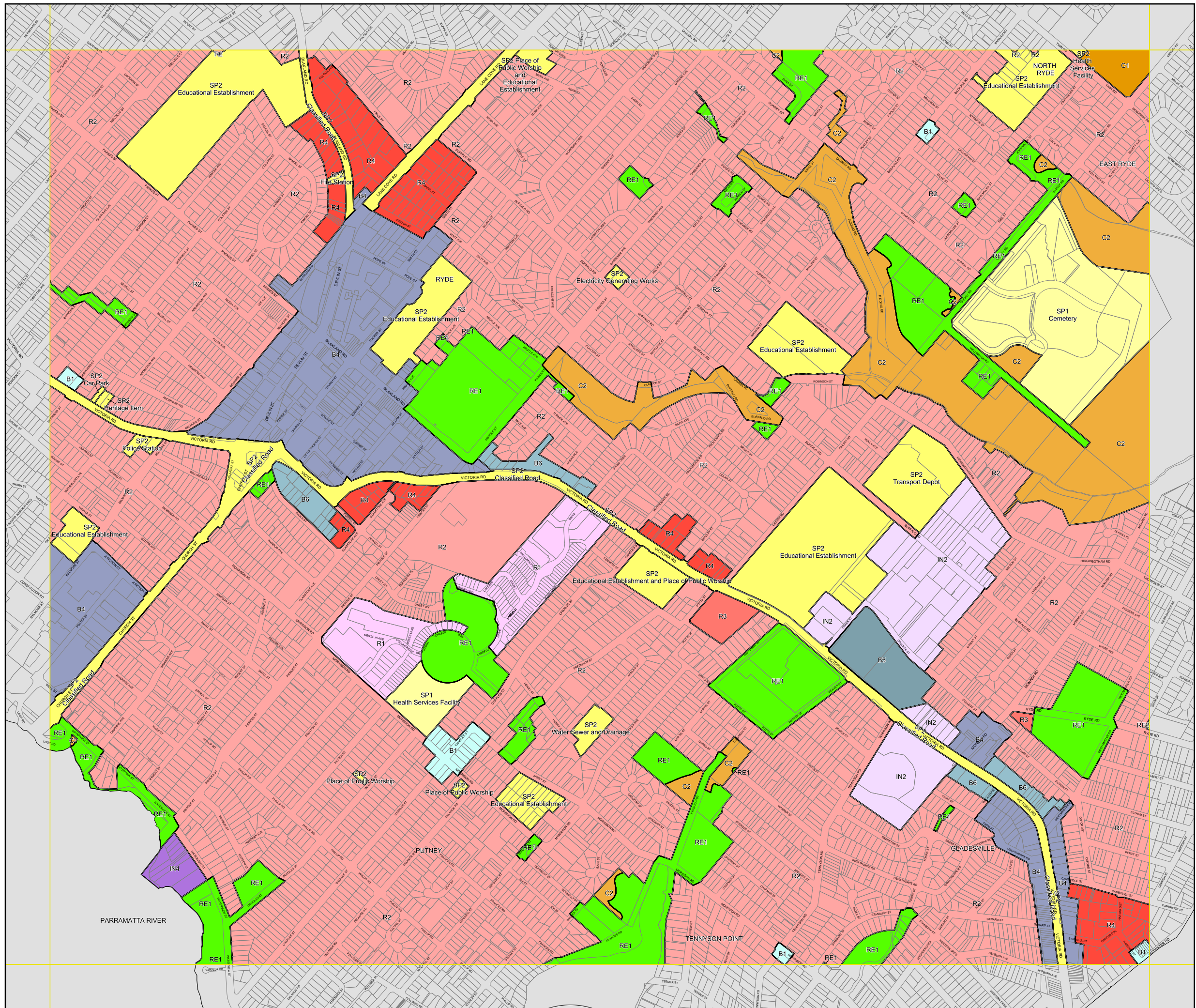
 Base data 01/01/1999. © Land Registry  
Services (LRS) Addendum data 24/06/2020.  
© City of Ryde.



Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6700\_COM\_LZN\_006\_010\_20211008





Draft Land Zoning Map -  
Sheet LZN\_007

- ZONE
- B1

Neighbourhood Centre
- B3

Commercial Core
- B4

Mixed Use
- B5

Business Development
- B6

Enterprise Corridor
- B7

Business Park
- C1

National Parks and Nature Reserves
- C2

Environmental Conservation
- IN2

Light Industrial
- IN4

Working Waterfront
- R1

General Residential
- R2

Low Density Residential
- R3

Medium Density Residential
- R4

High Density Residential
- RE1

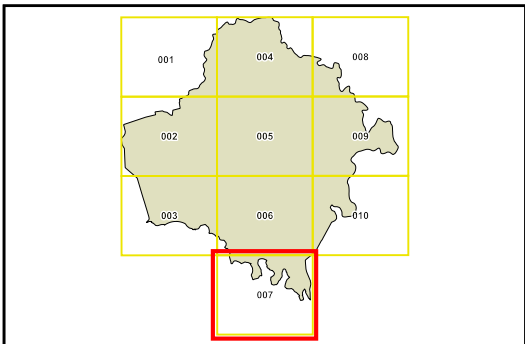
Public Recreation
- RE2

Private Recreation
- SP1

Special Activities
- SP2

Infrastructure

Base data 01/01/1999. © NSW Spatial  
Services Addendum data 08/10/2021.  
© City of Ryde.



0200400

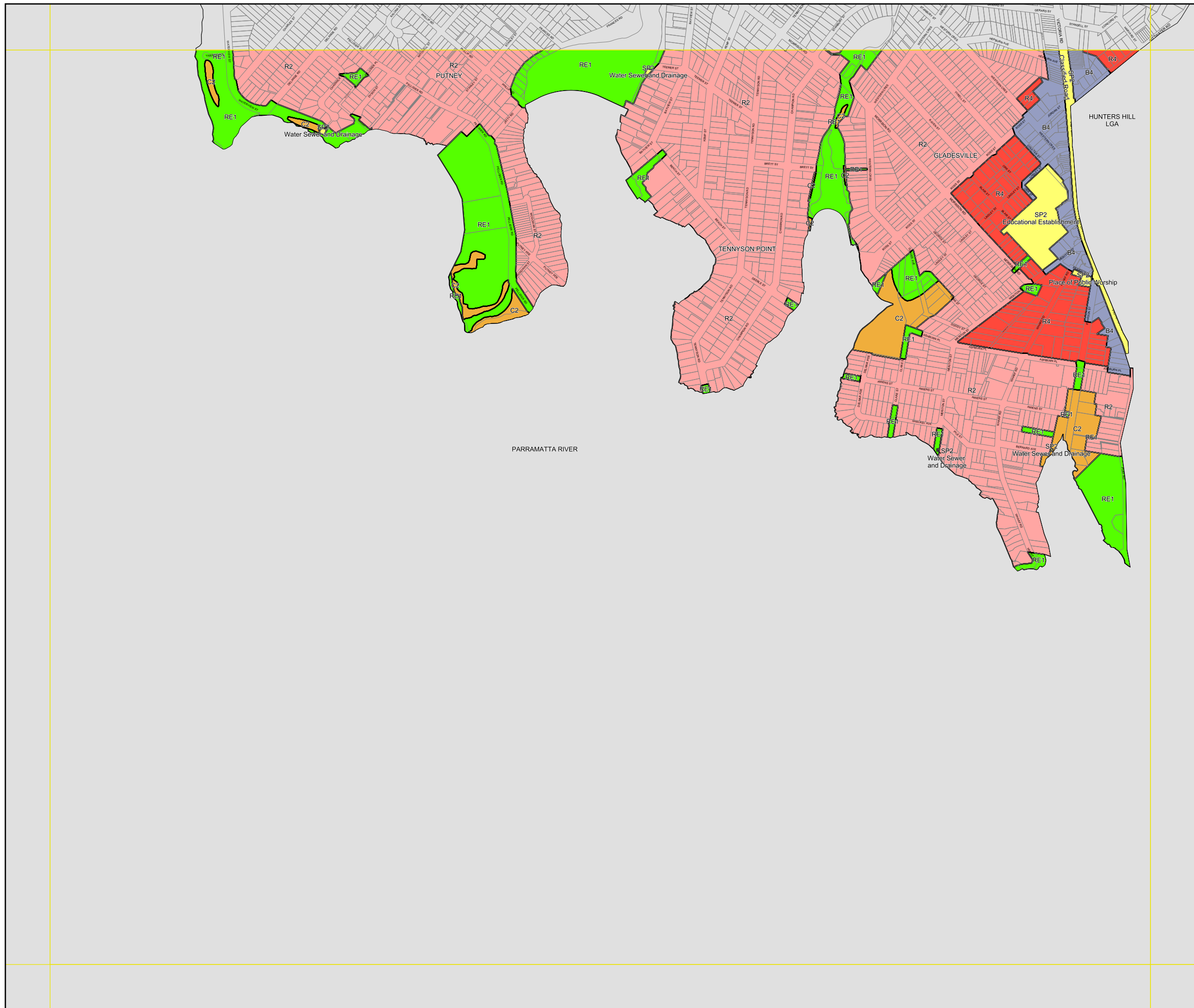
200

400 m

Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6700\_COM\_LZN\_007\_010\_20211008

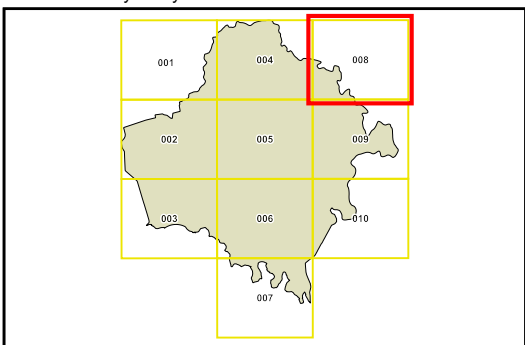


Draft Land Zoning Map -  
Sheet LZN\_008

ZONE

- |     |                                    |
|-----|------------------------------------|
| B1  | Neighbourhood Centre               |
| B3  | Commercial Core                    |
| B4  | Mixed Use                          |
| B5  | Business Development               |
| B6  | Enterprise Corridor                |
| B7  | Business Park                      |
| C1  | National Parks and Nature Reserves |
| C2  | Environmental Conservation         |
| IN2 | Light Industrial                   |
| IN4 | Working Waterfront                 |
| R1  | General Residential                |
| R2  | Low Density Residential            |
| R3  | Medium Density Residential         |
| R4  | High Density Residential           |
| RE1 | Public Recreation                  |
| RE2 | Private Recreation                 |
| SP1 | Special Activities                 |
| SP2 | Infrastructure                     |

Base data 01/01/1999. © NSW Spatial  
Services Addendum data 08/10/2021.  
© City of Ryde.

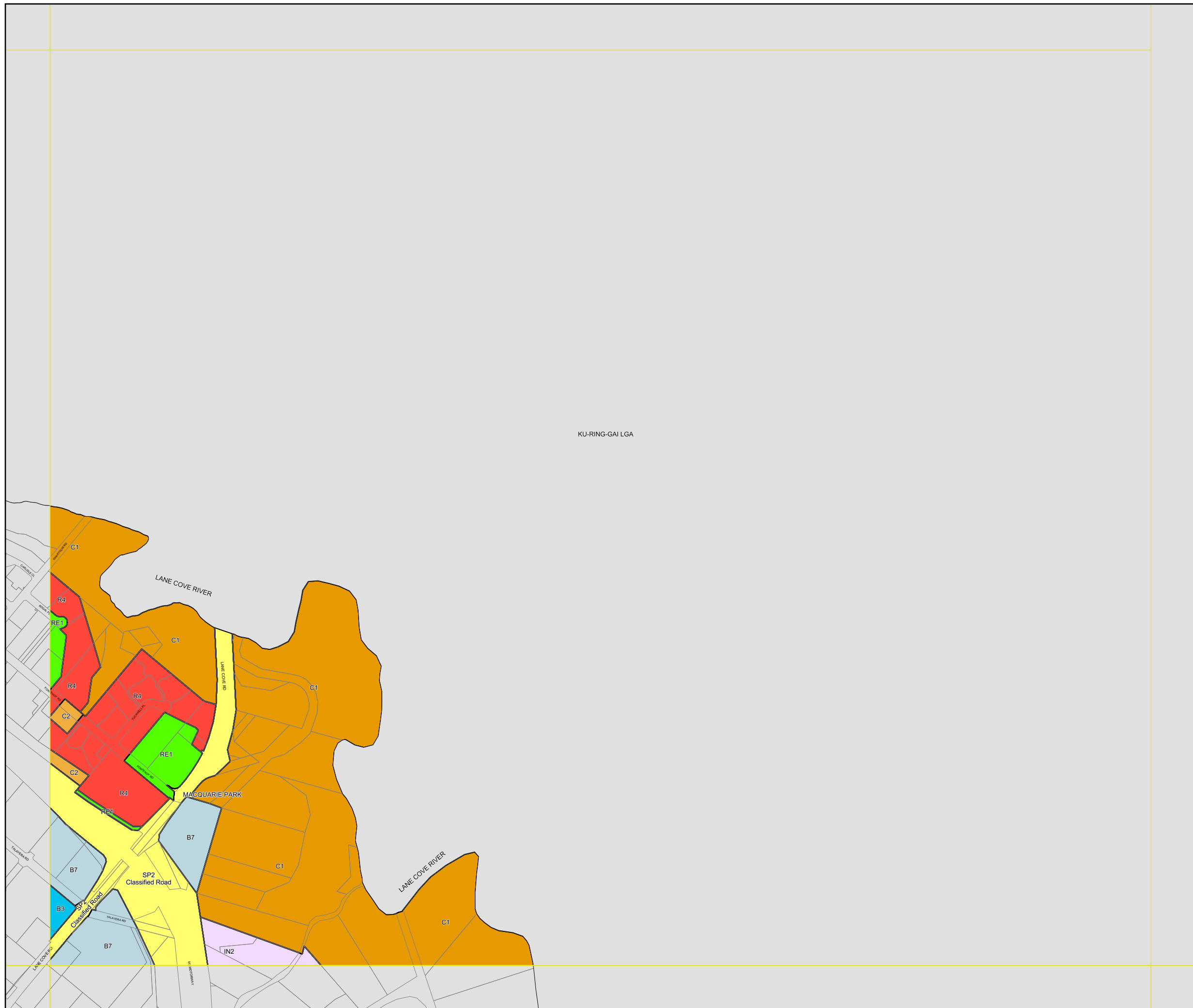


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Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
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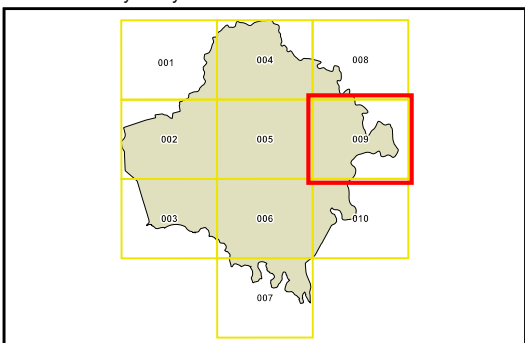


**Draft Land Zoning Map - Sheet LZN\_009**

**ZONE**

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- IN2 Light Industrial
- IN4 Working Waterfront
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure

Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.

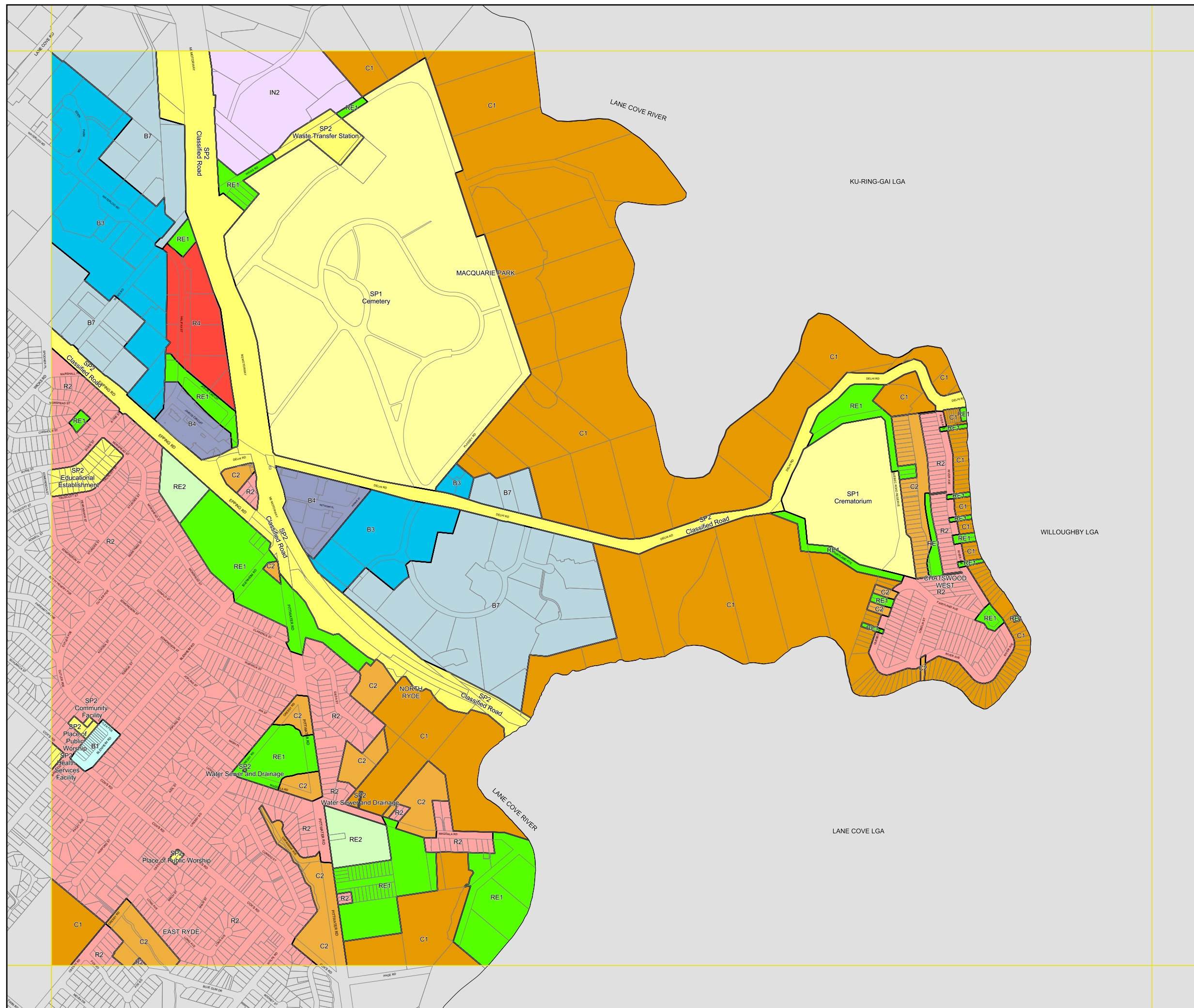


0 200 400 m

Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6700\_COM\_LZN\_009\_010\_20211008





Draft Land Zoning Map - Sheet LZN\_010

- ZONE

B1

Neighbourhood Centre

B3

Commercial Core

B4

Mixed Use

B5

Business Development

B6

Enterprise Corridor

B7

Business Park

C1

National Parks and Nature Reserves

C2

Environmental Conservation

IN2

Light Industrial

IN4

Working Waterfront

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

RE1

Public Recreation

RE2

Private Recreation

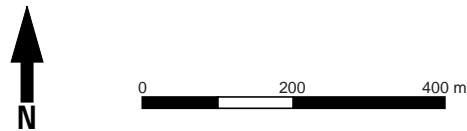
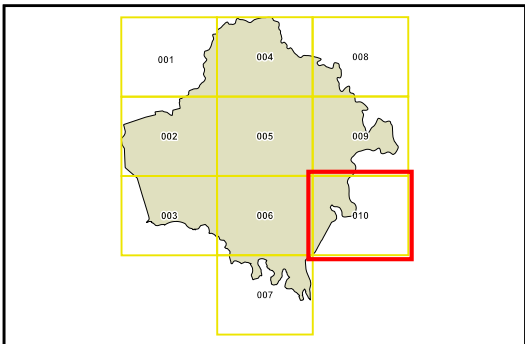
SP1

Special Activities

SP2

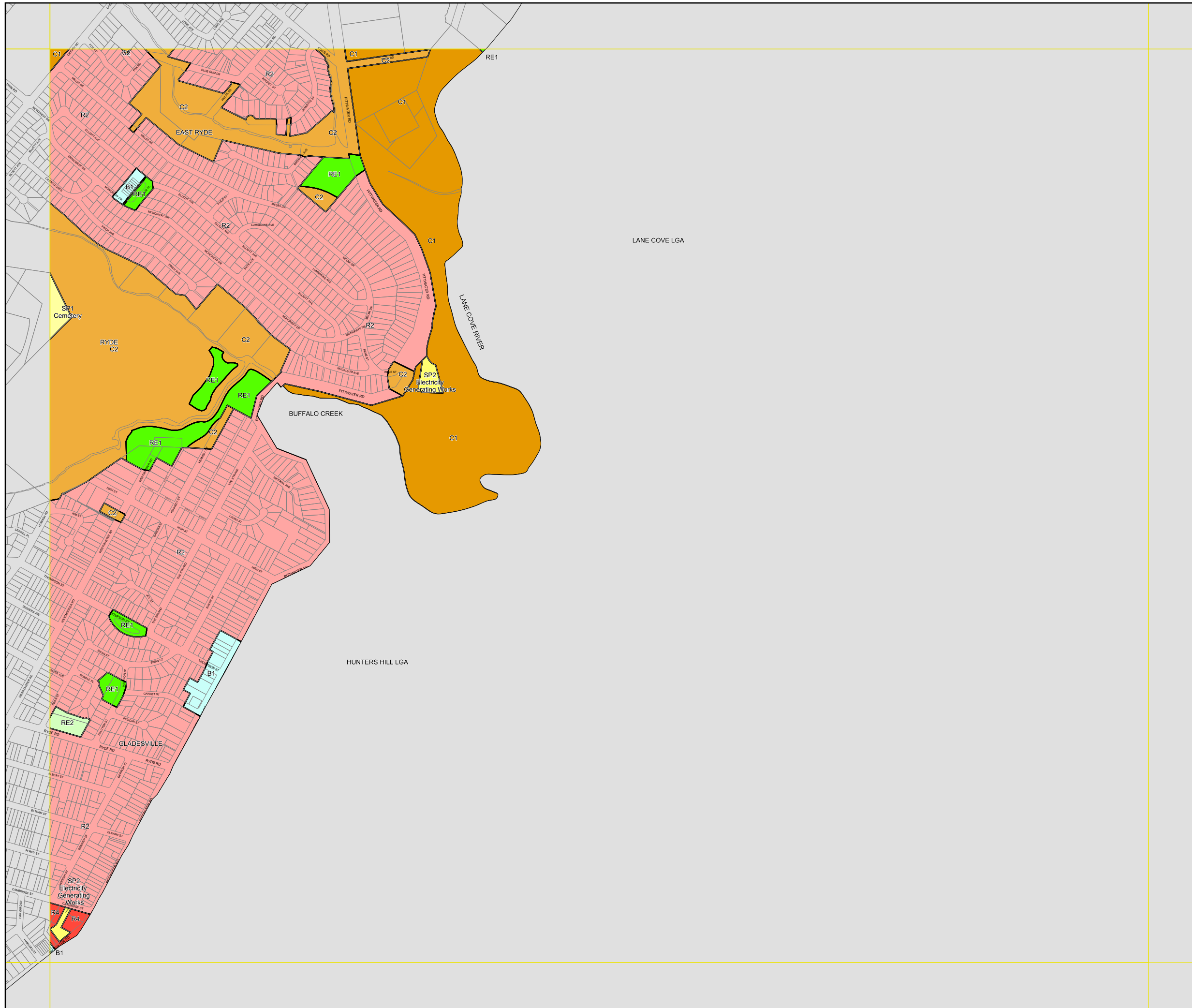
Infrastructure

Base data 01/01/1999. © NSW Spatial Services Addendum data 08/10/2021. © City of Ryde.



Projection GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3





## Attachment E - Evaluation Criteria for Authorising Council to be the Local Plan-making Authority

(Note: where the matter is identified as relevant and the requirement has not been met, council is to attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Is the Planning Proposal consistent with the Standard Instrument Order, 2006?	Y			
Does the Planning Proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the Planning Proposal contain details related to proposed consultation?	Y			
Does the Planning Proposal give effect to an endorsed regional or sub-regional strategy or a local strategy including the LSPS endorsed by the Planning Secretary?	Y			
Does the Planning Proposal adequately address any consistency with all relevant S. 9.1 Planning Directions?	Y			
Is the Planning Proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
<b>Minor Mapping Error Amendments</b>	<b>Y/N</b>			
Does the Planning Proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	Y			
<b>Heritage LEPs</b>	<b>Y/N</b>			
Does the Planning Proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?		√		
Does the Planning Proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?		√		
Does the Planning Proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?		√		
<b>Reclassifications</b>	<b>Y/N</b>			
Is there an associated spot rezoning with the reclassification?		√		
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		√		
Is the Planning Proposal proposed to rectify an anomaly in a classification?		√		
Will the Planning Proposal be consistent with an adopted POM or other strategy related to the site?		√		
Has the Council confirmed whether there are any trusts, estates, interest, dedications, condition, restrictions or covenants on the public land and included a copy of the title with the Planning Proposal?		√		
Has the council confirmed that there will be no change or extinguishment of interests and that the proposal does not require the Governor's approval?		√		
Has the council identified that it will exhibit the Planning Proposal in accordance with the Department's Practice Note regarding classification and reclassification of public land through a local environmental plan and Best Practice Guideline for LEPs and Council Land?		√		

(Note: where the matter is identified as relevant and the requirement has not been met, council is to attach information to explain why the matter has not been addressed)	Council response		Department assessment	
	Y/N	Not relevant	Agree	Not agree
Has council acknowledged in its Planning Proposal that a Public Hearing will be required and agreed to hold one as part of its documentation?		√		
<b>Spot Rezoning</b>	Y/N			
Will the proposal result in a loss of development potential for the site (i.e. reduced FSR or building height) that is not supported by an endorsed strategy?		√		
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP format?		√		
Will the Planning Proposal deal with a previously deferred matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?	Y			
If yes, does the Planning Proposal contain sufficient documented justification to enable the matter to proceed?	Y			
Does the Planning Proposal create an exception to a mapped development standard?		√		
<b>Section 3.22 matters</b>				
Does the proposed instrument a. correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b. address matters in the principal instrument that are of a consequential, transitional, machinery or other minor nature?; or c. deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?  (NOTE – the Minister (or Delegate) will need to form an Opinion under section 3.22(1)(c) of the Act in order for a matter in this category to proceed).		√		

## NOTES

- Where a council responds 'yes' or can demonstrate that the matter is 'not relevant', in most cases, the Planning Proposal will routinely be delegated to council to finalise as a matter of local planning significance.
- Endorsed strategy means a regional strategy, sub-regional strategy, or any other local strategic planning document that is endorsed by the Planning Secretary of the Department of Planning and Environment.

## **Attachment F – NSW Rural Fire Service Determination Letter**



## NSW RURAL FIRE SERVICE

Ryde City Council  
Locked Bag 2069  
NORTH RYDE NSW 1670

Your reference: LEP2021/8  
Our reference: SPI20220617000058

**ATTENTION:** Leslie Kuisma

Date: Tuesday 12 July 2022

Dear Sir/Madam,

### **Strategic Planning Instrument**

#### **LEP Amendment - Gateway**

Housekeeping Review - Planning Proposal is to amend the Ryde Local Environmental Plan 2014

I refer to your correspondence dated 17/06/2022 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Future proposals for community facilities in SP1 Special Activities and SP2 Infrastructure zones on Bush Fire Prone Land must address *Planning for Bush Fire Protection 2019* (PBP).

Where the floor space area of Community Facility building/s is greater than 500m<sup>2</sup>, they will need to address the same provisions for Special Fire Protection Purpose developments per section 8.3.11 of PBP.

The NSW RFS does not object to the subject Planning Proposal.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Adam Small  
**A/Manager - Planning & Environment Services (East)**  
**Built & Natural Environment**

#### **Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### **Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



## **Attachment G – Ryde Local Planning Panel Advice and Statement of Reasons**

<b>Date of Determination</b>	10 March 2022
<b>Panel Members</b>	Steve O'Connor (Chair) Jennifer Bautovich (Independent Expert) Michael Leavey (Independent Expert) Rob Senior (Community Representative)
<b>Apologies</b>	NIL
<b>Declarations of Interest</b>	NIL

Papers circulated electronically on 3 March 2022.

#### MATTER CONSIDERED

Planning Proposal to amend the *Ryde Local Environmental Plan 2014* (LEP) to update the LEP and address a range of administrative issues identified in the operation of the plan. It also introduces community facilities and recreation areas in more locations and new advertising and signage provisions to ensure the City of Ryde can support the needs of its community. Additionally, it expands community education and capacity of Council's waste management practices.

#### PANEL CONSIDERATIONS AND ADVICE

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

The Panel advises that it supports the Housekeeping Review 2022 Planning Proposal being submitted for Gateway Determination under 3.34 of the *Environmental Planning and Assessment Act 1979*.

The advice was unanimous.

#### OBJECTIVES OUTLINED IN COUNCIL'S REPORT





The Panel recommends that Council support the Planning Proposal with the below objectives, as outlined in the report:

1. Improve the operation of the LEP through the correction of historic errors, omissions and anomalies.
2. Allow community facilities in additional locations to assist government agencies and non-profit community organisations in providing services.
3. Allow recreation areas in the C2 Environmental Conservation Zone to reflect the existence of children's play areas in existing Council owned parks.

4. Implement *Planning Ryde: Local Strategic Planning Statement 2020* by expanding on community education and capacity of Council's waste management practices.
5. Incorporate Council-initiated resolutions made with respect to advertising to provide via exempt development, improved and enhanced access networks, services and facilities in the City of Ryde in terms of convenience, safety and amenity of pedestrians, cyclists, public transport and road users.

#### CONDITIONS

Not applicable

PANEL MEMBERS	
Steve O'Connor (Chair)	
Jennifer Bautovich	
Michael Leavey	
Rob Senior	



**SCHEDULE 1**

<b>1</b>	<b>Application No.</b>	NA
<b>2</b>	<b>Proposal</b>	The purpose of this Planning Proposal is to amend the <i>Ryde Local Environmental Plan 2014</i> (LEP) to update the LEP and address a range of administrative issues identified in the operation of the plan. It also introduces community facilities and recreation areas in more locations and new advertising and signage provisions to ensure the City of Ryde can support the needs of its community. Additionally, it expands community education and capacity of Council's waste management practices.
<b>3</b>	<b>Street Address</b>	Numerous private and government agencies (including City of Ryde)
<b>4</b>	<b>Applicant</b>	City of Ryde
<b>5</b>	<b>Reason for referral to RLPP</b>	Required by Ministerial Direction made under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> dated 27 September 2018
<b>6</b>	<b>Relevant mandatory considerations</b>	Not Applicable
<b>7</b>	<b>Material considered by the Panel</b>	<ul style="list-style-type: none"> <li>• Council assessment report and below attachments:               <ul style="list-style-type: none"> <li>○ Attachment 1 –Housekeeping Review 2022 Planning Proposal</li> <li>○ Attachment 2 – Report to Local Planning Panel 13 August 2020</li> <li>○ Attachment 3 – Recommendation of Local Planning Panel 13 August 2020</li> <li>○ Attachment 4 – Report to Council 22 September 2020</li> <li>○ Attachment 5 – Withdrawn Administrative and Update LEP Planning Proposal</li> <li>○ Attachment 6 – Department of Planning, Industry and Environment Letter 28 April 2021</li> </ul> </li> </ul>
<b>8</b>	<b>Meetings, briefings and site inspections by the Panel</b>	<ul style="list-style-type: none"> <li>• Site inspection: NA</li> <li>• Briefing: 10 March 2022</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Steve O'Connor (Chair), Jennifer Bautovich, Michael Leavey, Rob Senior</li> <li>○ <u>Council staff</u>: Dyalan Govender, Naomi L'Oste-Brown</li> </ul> <ul style="list-style-type: none"> <li>• Papers were circulated electronically on 3 March 2022</li> </ul>
<b>9</b>	<b>Council Recommendation</b>	That the Ryde Local Planning Panel recommend to Council that the Planning Proposal be submitted for Gateway Determination under 3.34 of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>10</b>	<b>Conditions</b>	Not Applicable