

PLANNING PROPOSAL FORM

Made under the *Environmental Planning and Assessment Act 1979*

About this form

Use this form to lodge a Planning Proposal to amend the Ryde Local Environmental Plan (LEP) 2014, which may include associated amendments to the Ryde Development Control Plan (DCP) 2014. This is a public document and may be made available to the community upon request.

How to lodge this form

This form is in seven (7) parts. Please ensure all fields have been filled out to avoid any delays in processing your proposal. Once completed, this form must be submitted as part of a Planning Proposal package online via the [Planning Portal](#).

Essential information: Before you begin, ensure that you read the Planning Proposal Application Information Sheet at www.ryde.nsw.gov.au/planningproposals

Council Contact Details

Customer Service Centre 1 Pope Street, Ryde NSW
Post Locked Bag 2069, North Ryde NSW 1670
Email cityofryde@ryde.nsw.gov.au
Phone (02) 9952 8222

PART 1 : APPLICANT DETAILS The applicant is the person lodging the form and the main point of contact for the proposal.

Company / Organisation If applicable					
Title	Mr	Mrs	Ms	Miss	Other
Given Name					Family Name
Address					
Suburb					Postcode
Postal Address If different from above					
Suburb					Postcode
Preferred contact	Mobile	Phone	Email		
Mobile					Phone
Email					

PART 2 : LOCATION OF THE PROPERTY Please provide details for all properties relevant to the proposal.

Street Address		
Suburb	Postcode	
Lot No./DP/SP		

OFFICE USE ONLY	Total amount paid \$	Trim ref	
	PP Reference	Receipt number	
	Payment received by	Signature	Date

PART 3 : OWNERS CONSENT

It is requested that every registered owner of the land sign this form.

Number of owners

Name of owner 1

Owners address

Business Phone /
Mobile

Signature

Date

Name of owner 2

Owners address

Business Phone /
Mobile

Signature

Date

Name of all
other owners

Owners addresses

Business Phone /
Mobile

Signatures

Date

PART 4 : PLANNING PROPOSAL DETAILS

Description of the proposed amendment(s) to the planning controls.

PLANNING PROPOSAL TYPE

Admin (Low impact proposals)

- No rezoning is proposed and/or
- No change to the development standards
- Clarifications and corrections to errors (e.g. typographical) OR
- Low impact changes as determined by Director, City Planning and Environment. May include:
 - Changing the wording of a clause
 - Adding or removing a permissible land use within a zone or applicable to the site.

Minor (Low to medium impact proposals)

- Rezoning is proposed (i.e. Land use changes such as Special Uses to the surrounding predominant land use zone or to reflect the current land use)
- Amendments to the development standards or an amendment to RLEP clause consistent with the surrounding predominant development standards or the existing built forms.

PART 4 : PLANNING PROPOSAL DETAILS (CONT.)

Major (High impact proposals)

- Rezoning is proposed (i.e. Land use)
- Development standards (such as FSR and Height) are proposed to be changed that may result in increased demand for infrastructure (road improvements, community facilities and so on).

Complex (High impact proposals)

- Rezoning is proposed (i.e. Land use)
- Development standards (such as FSR and Height) are proposed to be changed resulting in population growth and increased demand for infrastructure (road improvements, community facilities etc.)
- High impact as determined by Director, City Planning and Environment. May involve:
 - More than one site/more than one proponent
 - Require extensive community consultation
 - Liaison with TfNSW and other government agencies or adjacent Councils
 - Non-compliance with strategic framework i.e. Ryde LSPS, North District Plan.

Does the Planning Proposal require a site-specific DCP or an amendment to the Ryde DCP 2014? Yes No

Please tick all amendments to the Ryde LEP 2014 proposed in the Planning Proposal:

Zoning	Floor Space Ratio (FSR)	Heritage
Height of Building	Additional Permitted Uses	Minimum Lot Size
Other		

Please provide a brief description of the proposed amendments to the Ryde Local Environmental Plan 2014 (e.g. proposed zoning change, extent of proposed changes to development standards, etc.):

If applicable, please provide a brief description of the proposed development control plan provisions (e.g. description and scope of what the draft DCP aims to achieve):

PART 5 : PLANNING PROPOSAL PRE-LODGE MENT MEETING

Has a Planning Proposal pre-lodgement meeting been conducted relating to this Planning Proposal? Yes No

Meeting Date

Responsible Strategic Planning Officer

Note: A Planning Proposal pre-lodgement meeting is required prior to preparing and submitting a Planning Proposal. A copy of the Council correspondence in response to the meeting must also be provided with this application.

PART 6 : PLANNING PROPOSAL REQUIREMENTS CHECKLIST

Matters for consideration are on a case by case basis. The Planning Proposal package must include, but is not limited to, the information listed below depending on the complexity, nature, and context of the Planning Proposal.

Please ensure that you provide three (3) paper copies and one (1) electronic copy of all plans and documentation that is relevant to your application.

INFORMATION TO BE SUBMITTED

		OFFICE USE ONLY	
1)	COMPLETED APPLICATION FORM	Yes	Yes No
2)	APPLICATION FEE – additional fees apply if a DCP amendment is required (Refer to Council's Fees and Charges Schedule for current financial year)	Yes	Yes No
3)	OWNER'S CONSENT (All owners)*	Yes	Yes No
4)	DESCRIPTION OF THE SUBJECT LAND/PROPERTY AND THE LOCALITY	Yes	Yes No
5)	COUNCIL CORRESPONDENCE IN RESPONSE TO THE PP PRE-LODGE MENT MEETING	Yes	Yes No
6)	A PLANNING PROPOSAL REPORT which includes and addresses the mandatory components indicated in the Guide to Preparing Planning Proposals and Guide to Preparing Local Environmental Plans:	Yes	Yes No
6.a)	Objectives and intended outcomes of the planning proposal	Yes	Yes No
6.b)	An explanation of the provisions that are to be included in the Ryde Local Environmental Plan (LEP) 2014	Yes	Yes No
6.c)	Justification and process for implementation for proposed amendments and outcomes (including compliance assessment against relevant Section 9.1 Ministerial Directions; justification that the proposal is the best means of achieving the desired outcomes; consideration of alternative options; and consideration of relevant state, regional, and local planning strategies)	Yes	Yes No
6.d)	Draft amended LEP mapping of current and proposed statutory change	Yes	Yes No
6.e)	Proposed community consultation (Including consultation with any relevant government agencies)	Yes	Yes No
6.f)	Site Plan drawn to scale (with North point clearly shown) indicating physical features such as trees, topography, existing buildings, and all adjoining properties and/or buildings	Yes	Yes No
6.g)	Detailed analysis of the site and surrounding locality identifying any relevant significant issues that need to be addressed in considering the planning proposal (e.g. site constraints and other development barriers)	Yes	Yes No
6.h)	Photos/photomontage of the site and surrounding area	Yes	Yes No
6.i)	Relevant plans and concept drawings demonstrating the proposed amendments	Yes	Yes No
6.j)	Explanation of any intended activities for the site if the planning proposal is successful and their potential impacts on the surrounding area (e.g. traffic and parking, noise, solar access, privacy, etc.)	Yes	Yes No
6.k)	Details of substantial public benefit that would result from the planning proposal (e.g. public domain improvements, provision of public open space, community facilities, affordable housing, etc.)	Yes	Yes No
6.l)	Draft site-specific development control plan*	Yes	Yes No
7)	RELEVANT ENVIRONMENTAL IMPACT STUDIES which may include the following (Depending on complexity of planning proposal and nature of issues):	Yes	Yes No
7.a)	Urban Design Analysis (Including building mass/shadow diagrams)		Yes No
7.b)	Development Yield Analysis (Potential residential yield & employment generation)*	Yes	Yes No
7.c)	Transport & Accessibility Study (including parking, pedestrian, and traffic)	Yes	Yes No
7.d)	Commercial/Retail Viability Analysis/Economic Impact Report*	Yes	Yes No
7.e)	Flood Study*	Yes	Yes No
7.f)	Site Contamination (in accordance with SEPP 55)	Yes	Yes No
7.g)	Bushfire Hazard*	Yes	Yes No
7.h)	Water Quality*	Yes	Yes No
7.i)	Acid Sulphate Soil*	Yes	Yes No
7.j)	Heritage Impact*	Yes	Yes No
7.k)	Acoustic Report*	Yes	Yes No
7.l)	Other relevant miscellaneous studies*	Yes	Yes No

* May be required/requested as determined by relevant planning authority.

PART 7 : DECLARATION

Have you or any person with a financial interest in the application made any donations in the last two (2) years to any of Council's elected representatives or their political parties?

Yes If yes, Please complete a Political Donations and Gifts Disclosure Form

No

Declaration

- I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.
- I understand that if the information is incomplete the application may be returned, delayed, rejected or more information may be requested.
- I acknowledge that if the information provided is misleading any approval granted 'may be void'.
- I have submitted all plans, forms and documentation as outlined in the checklist in Part 6.

Signature (s)

Date