

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](#). For more information, please visit our website 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 CATEGORIES

Basic

- Correcting an administrative error
- A few minor 'housekeeping' amendments
- Listing a local heritage item
- Reclassifying land where the Governor's approval is not required
- An amendment that is consistent with a Department endorsed / approved local strategy, such as a Local Housing Strategy
- An amendment that is consistent with section 3.22 expedited amendments of environmental planning instruments of the *EP&A Act*.

PART 4 : PLANNING PROPOSAL DETAILS (CONT.)

Standard

- Changing the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone.
- Altering the principal development standards of the LEP
- Adding a permissible land use or use and / or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP
- An amendment that is consistent with an endorsed District/Regional Strategic Plan and / or LSPS
- Classification or reclassification of public land through the LEP.

Complex

- Changing the land use zone and / or the principal development standards of the LEP, which would result in a significant increase in demand for supporting local, regional or State infrastructure and would require infrastructure funding
- Responding to a new policy e.g. local character or new provision not in the standard instrument template
- An amendment that is inconsistent with a District/Regional Plan or council's endorsed LSPS
- Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends
- An amendment that is progressed under the Aboriginal Land SEPP
- Any other amendment or amendments that are not categorised as a principal LEP, standard or basic planning proposal.

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.):

Does the Planning Proposal require a site-specific DCP or an amendment to the Ryde DCP 2014?

Yes No

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-LODGEEMENT 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.

INFORMATION TO BE SUBMITTED			OFFICE USE ONLY	
			Yes	No
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-LODGEEMENT 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

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

PART 6 : PLANNING PROPOSAL REQUIREMENTS CHECKLIST (CONT.)

			OFFICE USE ONLY	
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 SUPPORTING TECHNICAL INFORMATION which may include the following (depending on complexity of planning proposal and nature of issues):	Yes	Yes	No
7.a)	Urban Design Study	Yes	Yes	No
7.b)	Development Yield Analysis	Yes	Yes	No
7.c)	Ecologically Sustainable Development*	Yes	Yes	No
7.d)	Flood and Risk Assessment*	Yes	Yes	No
7.e)	Water Cycle and Stormwater Management*	Yes	Yes	No
7.f)	Bushfire Risk Assessment*	Yes	Yes	No
7.g)	Traffic and Transport Strategy	Yes	Yes	No
7.h)	Heritage Impact Assessment*	Yes	Yes	No
7.i)	Biodiversity Assessment*	Yes	Yes	No
7.j)	Contamination and Acid Sulphate Soils Assessment*	Yes	Yes	No
7.k)	Social and Community Assessment*	Yes	Yes	No
7.l)	Utilities and Infrastructure	Yes	Yes	No
7.m)	Economic and Retail Analysis*	Yes	Yes	No
7.n)	Noise and Acoustic Report*	Yes	Yes	No
7.o)	Geotechnical and Subsidence Report*	Yes	Yes	No
7.p)	Infrastructure Funding	Yes	Yes	No
7.q)	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