



New South Wales

## Ryde Local Environmental Plan No 112

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Urban Affairs and Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.  
(S00/01180/PC)

ANDREW REFSHAUGE, M.P.,

Minister for Urban Affairs and Planning

Sydney, 14 February 2001.

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## Ryde Local Environmental Plan No 112

### 1 Name of plan

This plan is *Ryde Local Environmental Plan No 112*.

### 2 Aim of plan

This plan aims to allow with the consent of Council a commercial office building and a bulky goods retailing outlet.

### 3 Land to which plan applies

This plan applies to land situated in the City of Ryde, being Lot B DP 434785 and known as 37–39 Epping Road, Macquarie Park.

### 4 Amendment of Ryde Planning Scheme Ordinance

*Ryde Planning Scheme Ordinance* is amended by inserting in appropriate order:

#### **72X Development of certain land at Macquarie Park**

(1) This clause applies to Lot B DP 434785, known as 37–39 Epping Road, Macquarie Park.

(2) For the purposes of this clause:

***bulky goods retailing establishment*** means a building or place used for the sale by retail or auction, or the hire or display, of large goods which are of such size, shape and weight as to require:

- (a) a large area for handling, storage or display, and
- (b) easy and direct vehicular access to enable the goods to be collected by customers after sale,

including any of the following:

- (c) furniture,
- (d) electrical goods,
- (e) toys or sporting equipment,
- (f) office supplies or furniture,

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- (g) hardware,
  - (h) outdoor products,
  - (i) floor coverings,
  - (j) automotive parts and accessories,
  - (k) lighting,
  - (l) antiques and second-hand goods,
  - (m) kitchen or bathroom showrooms,
  - (n) tiles (floor, ceiling or wall).
- (3) Notwithstanding any other provision of this Ordinance, the Council may consent to the carrying out of development on land to which this clause applies for the purposes of:
- (a) commercial premises with a maximum gross floor area of 6082 m<sup>2</sup>, and
  - (b) a bulky goods retailing establishment with a maximum gross floor area of 2235 m<sup>2</sup>,

but only if the Council imposes a condition that requires on-site car parking on the land to be limited to no more than 180 car spaces by the day on which the Parramatta to Chatswood rail link commences operation.