



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.

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,

2001 No 92

- (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 m², and
- (b) a bulky goods retailing establishment with a maximum gross floor area of 2235 m²,
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.