



New South Wales

Ryde Local Environmental Plan No 128

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S00/01341/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

Ryde Local Environmental Plan No 128

1 Name of plan

This plan is *Ryde Local Environmental Plan No 128*.

2 Aims of plan

This plan aims:

- (a) in respect of the land to which this plan applies:
 - (i) to rezone part of the land from Special Uses “A” (Seminary), and
 - (ii) to zone the remaining unzoned land, to Residential “E” under the *Ryde Planning Scheme Ordinance*, and
- (b) to provide for the density controls that are to apply to the erection or use of residential flat buildings on the land by setting out the maximum number of dwellings on the land, the minimum landscaped area for each dwelling, the maximum number of storeys for each building and the height of each building.

3 Land to which plan applies

This plan applies to land situated in the City of Ryde, being Lot 100, DP 884349, and known as 143 Balaclava Road, Marsfield, as shown coloured light scarlet with dark red edging and lettered “2 (e)” on the map marked “Ryde Local Environmental Plan No 128” deposited in the office of the Council of the City of Ryde.

4 Amendment of Ryde Planning Scheme Ordinance

The *Ryde Planning Scheme Ordinance* is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 3 Interpretation

Insert in appropriate order in the definition of *scheme map* in clause 3 (1):
Ryde Local Environmental Plan No 128

[2] Clause 72F Density of residential flat buildings on certain land within Zone No 2 (e)

Insert at the end of the Table to the clause in Columns 1–5, respectively:

Lot 100, DP 884349, and known as No 143 Balaclava Road, Marsfield, as shown coloured light scarlet with dark red edging and lettered “2 (e)” on the map marked “Ryde Local Environmental Plan No 128” deposited in the office of the Council.	28	140m ²	2	8 metres
---	----	-------------------	---	----------