



Ryde Local Environmental Plan No 120

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*. (S99/00008/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

Ryde Local Environmental Plan No 120

1 Name of plan

This plan is *Ryde Local Environmental Plan No 120*.

2 Aims of plan

This plan aims:

- (a) to rezone land known as the Meadowbank Employment Area to the Business (Urban Village) Zone under the *Ryde Planning Scheme Ordinance*, and
- (b) to promote the principles and objectives of the *Meadowbank Employment Area Master Plan*, and
- (c) to set out requirements for site-specific master plans for land within the Meadowbank Employment Area to ensure that redevelopments of sites that have a significant impact on the surrounding locality are suitably planned and are consistent with the planning principles and requirements of the *Meadowbank Employment Area Master Plan*.

3 Land to which plan applies

This plan applies to the land shown coloured light blue and lettered “3 (uv)” on the map marked “Ryde Local Environmental Plan No 120” deposited in the office of Ryde City Council.

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 alphabetical order in clause 3 (1):

Meadowbank Employment Area Master Plan means the document named *Meadowbank Employment Area Master Plan* as compiled on 21 November 2001 and deposited in the office of the Council.

[2] Clause 3 (1), definition of “scheme map”

Insert in appropriate order:

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[3] Clauses 72ZB–72ZD

Insert before Part VIII:

72ZB Development in Meadowbank Employment Area

The Council must not grant consent to a development application in respect of any land to which the *Meadowbank Employment Area Master Plan* applies unless the proposed development is consistent with that master plan.

72ZC Site-specific master plans for Meadowbank Employment Area

- (1) The Council must not grant consent to a development application in respect of the following land unless there is an adopted site-specific master plan for that land:
 - (a) the land shown as the Faraday Park Precinct in the *Meadowbank Employment Area Master Plan*,
 - (b) any other land to which the *Meadowbank Employment Area Master Plan* applies, the development of which may, in the opinion of the Council, have a significant impact on other land to which that master plan applies.

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- (2) Subclause (1) does not apply if, in the opinion of the Council, the proposed development is of a minor nature and other guidelines that apply to the proposed development (such as those in a development control plan) are adequate.
- (3) A master plan adopted, before the commencement of *Ryde Local Environmental Plan No 120*, in respect of any specific site to which the *Meadowbank Employment Area Master Plan* applies may be taken by the Council to be a master plan for the purposes of this clause.

72ZD Site-specific master plans

- (1) A site-specific master plan for the purposes of clause 72ZC is a document consisting of written information, maps and diagrams:
 - (a) that includes provisions relating to the development of land to which the site-specific master plan applies, and
 - (b) that explains such of the planning principles set out in the *Meadowbank Employment Area Master Plan* as are relevant to that land, and
 - (c) that is consistent with the *Meadowbank Employment Area Master Plan*.
- (2) A draft site-specific master plan may be prepared by, or on behalf of, the owner or lessee of the land concerned.
- (3) A draft site-specific master plan is to be prepared following consultation with the Council and is to illustrate and explain, where the Council so requires, proposals for the following:
 - (a) phasing of development,
 - (b) urban design considerations, including principles drawn from an analysis of the site and its context, density, height controls, building envelopes, identified views and vistas, privacy and security,
 - (c) distribution of major land uses, including public access and open space,

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- (d) environmental considerations, including noise attenuation, flood mitigation, stormwater management, water and soil management, remediation of contaminated land, solar access, energy efficiency and management of significant native flora and fauna habitat,
 - (e) access considerations, including public transport, pedestrian, cycle and road access and circulation networks, including local traffic impacts and parking,
 - (f) patterns of subdivision and site amalgamation,
 - (g) infrastructure provision and funding,
 - (h) site landscaping,
 - (i) heritage considerations, including interpretation of historically significant buildings and places, conservation and protection of heritage items, identified historic views and archaeological relics (including the preparation of a conservation management plan),
 - (j) provision of public facilities,
 - (k) any other matter required by the Council.
 - (4) A draft site-specific master plan must be publicly exhibited by the Council for not less than 21 days.
 - (5) Before adopting a draft site-specific master plan, or an amendment to such a master plan, the Council must take into consideration the following:
 - (a) any development consents that have been granted for the land,
 - (b) zoning and development standards applying to the adjoining land,
 - (c) any written submissions made about the content of the draft master plan during the exhibition period.
 - (6) A draft site-specific master plan becomes a site-specific master plan if it is adopted by the Council.
 - (7) When a site-specific master plan is adopted, the Council must:
 - (a) notify the owner and any lessee of the land concerned, and any organisation or individual that made a submission about the draft site-specific master plan, and
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- (b) advertise the adoption of the site-specific master plan in a newspaper circulating in the locality.
- (8) A site-specific master plan may be amended by another such master plan.
- (9) A copy of an adopted site-specific master plan must be available for inspection at the office of the Council.

[4] Clause 80A

Insert after clause 80:

80A Saving of certain development applications

- (1) A development application lodged but not finally determined before the commencement of *Ryde Local Environmental Plan No 120* is to be determined as if that plan and *Meadowbank Employment Area Development Control Plan* had been exhibited under the *Environmental Planning and Assessment Act 1979* but had not been made or approved.
- (2) Subclause (1) does not apply in respect of a development application if the applicant requests the Council in writing to determine the application as if subclause (1) were not in force.
- (3) In this clause:
Meadowbank Employment Area Development Control Plan means the document named *Meadowbank Employment Area Development Control Plan* deposited in the office of the Council.

BY AUTHORITY