



New South Wales

Ryde Local Environmental Plan No 96

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*. (S98/00432/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

Ryde Local Environmental Plan No 96

1 Name of plan

This plan is *Ryde Local Environmental Plan No 96*.

2 Aims of plan

This plan aims:

- (a) to rezone the land to which this plan applies from partly Special Uses “A” (Research) and partly Residential “A” to partly Residential “E” and partly Residential “A” under the *Ryde Planning Scheme Ordinance*, and
- (b) to provide for the density of residential flat buildings on that part of the land to be rezoned to Residential “E” 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 maximum height of each building, and
- (c) to provide for access to part of the land, and
- (d) to facilitate the conservation of heritage properties known as *The Hermitage* and *Wollondilly*.

3 Land to which plan applies

This plan applies to land situated in the City of Ryde, being Lots 1 and 2, DP 221325, 1–13 Pennant Avenue, Denistone, as shown by distinctive colouring, edging or lettering on the map marked “Ryde Local Environmental Plan No 96” 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 96

[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:

So much of Lots 1 and 2, DP 221325 as is within Zone No 2 (e) and shown coloured light scarlet with dark red edging and lettered “2 (e)” on the map marked “Ryde Local Environmental Plan No 96” deposited in the office of the Council.	32	30m ²	2	8 metres
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[3] Clause 72Z

Insert in appropriate order:

72Z Access on land known as 11-13 Pennant Avenue, Denistone

- (1) This clause applies to Lot 1, DP 221325 and known as 11–13 Pennant Avenue, Denistone, as shown by distinctive colouring, edging or lettering on the map marked “Ryde Local Environmental Plan No 96” deposited in the office of the Council.

2002 No 734

Ryde Local Environmental Plan No 96

Schedule 1

Amendments

(2) Despite any other provision of this Ordinance, the Council may grant consent to the use of that part of the land to which this clause applies that is within Zone No 2 (a) for the purpose of access to that part of the land that is within Zone No 2 (e).

BY AUTHORITY