

**2003 No 27**



New South Wales

## **Ryde Local Environmental Plan No 126**

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*. (S00/00412/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

## **Ryde Local Environmental Plan No 126**

### **1 Name of plan**

This plan is *Ryde Local Environmental Plan No 126*.

### **2 Aims of plan**

This plan aims:

- (a) to widen the range of uses permissible on the land to which this plan applies to allow the use of recreational, conference and service facilities established on the land by employees of and visitors to the land, and
- (b) to set the total floor space of any building or buildings erected on the land for purposes specified in paragraph (a) at 2,000 square metres.

### **3 Land to which plan applies**

This plan applies to land situated in the City of Ryde, being Lot 4, DP 1014894 (known as 410–416 Lane Cove Road, North Ryde) and Lots 2 and 3, DP 1014894 (known as 7–13 Talavera Road, North Ryde).

### **4 Amendment of Ryde Planning Scheme Ordinance**

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

## **Schedule 1 Amendment**

(Clause 4)

### **Clause 72V**

Omit the clause. Insert instead:

#### **72V Development of certain land—410–416 Lane Cove Road and 7–13 Talavera Road, North Ryde**

- (1) This clause applies:
  - (a) to Lot 4, DP 1014894 (known as 410–416 Lane Cove Road, North Ryde), and
  - (b) to Lots 2 and 3, DP 1014894 (known as 7–13 Talavera Road, North Ryde).
- (2) Despite any other provision of this Ordinance, the Council may consent to the carrying out of development of the land referred to in subclause (1) (a) for the purpose of a hotel that has both accommodation and conference facilities.
- (3) Despite any other provision of this Ordinance, the Council may consent to the carrying out of development of the land to which this clause applies for any other purpose which, in the Council's opinion, is primarily intended to service:
  - (a) the daily convenience needs of employees of and visitors to the land and may include shops, restaurants, professional or personal services, recreation facilities and the like, or
  - (b) the needs of businesses and organisations within the vicinity of the land and may include business services, clubs, conference and meeting facilities and the like.
- (4) Despite any other provision of this Ordinance, the total floor space of all buildings erected on the land to which this clause applies for the purposes set out in subclause (3) must not exceed 2,000 square metres.

BY AUTHORITY