



Ryde Local Environmental Plan No 127

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. (S01/02047/S69)

ANDREW REFSHAUGE, M.P.,

Minister for Planning

Ryde Local Environmental Plan No 127

1 Name of plan

This plan is *Ryde Local Environmental Plan No 127*.

2 Aims of plan

This plan aims:

- (a) to insert a definition of *nett usable floor area* in the *Ryde Planning Scheme Ordinance*, and
- (b) to reduce the amount of car parking that may be provided in the Industrial Special (University) Zone under that Ordinance, so as to reflect and be compatible with proposed future transport changes in the area.

3 Land to which plan applies

- (1) To the extent to which this plan inserts a definition in *Ryde Planning Scheme Ordinance*, the plan applies to all land to which the Ordinance applies.
- (2) To the extent to which this plan reduces the amount of car parking that may be provided, the plan applies to all land within the Industrial Special (University) Zone under the *Ryde Planning Scheme Ordinance*.

4 Amendment of Ryde Planning Scheme Ordinance

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):

nett usable floor area means floor space excluding the following:

- (a) the thickness of walls,
- (b) lift wells,
- (c) stairs,
- (d) corridors,
- (e) lunch rooms,
- (f) toilets,
- (g) plant rooms,
- (h) areas similar to those specified in paragraph (b)–(g).

[2] Clause 68 Development within Zone No 4 (d)

Omit clause 68 (4). Insert instead:

- (4) The maximum amount of off-street parking that may be provided within Zone No 4 (d) is 1 parking space for each 46 m² of nett usable floor area of the buildings on the land within the zone.
- (4A) Subclause (4), as repealed and remade by *Ryde Local Environmental Plan No 127*, does not apply to any development application that was lodged with the Council before 28 November 2001. All such development applications are to be assessed for car parking as if subclause (4) had not been repealed and remade.