



New South Wales

State Environmental Planning Policy Amendment (North Ryde Station Precinct) 2013

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

BRAD HAZZARD, MP
Minister for Planning and Infrastructure

State Environmental Planning Policy Amendment (North Ryde Station Precinct) 2013

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1 Name of Policy

This Policy is *State Environmental Planning Policy Amendment (North Ryde Station Precinct) 2013*.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Maps

Each map adopted by *Ryde Local Environmental Plan 2010* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Ryde Local Environmental Plan 2010 Centres Map (6700_CON_CEN_001_040_20100527)	Ryde Local Environmental Plan 2010 Centres Map (6700_COM_CEN_001_035_20130624)
Ryde Local Environmental Plan 2010 Floor Space Ratio Map (6700_CON_FSR_009_010_20100512)	Ryde Local Environmental Plan 2010 Floor Space Ratio Map (6700_COM_FSR_009_010_20130702)
Ryde Local Environmental Plan 2010 Height of Buildings Map (6700_CON_HOB_009_010_20120209)	Ryde Local Environmental Plan 2010 Height of Buildings Map (6700_COM_HOB_009_010_20130624)

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Ryde Local Environmental Plan 2010 Land Application Map (6700_CON_LAP_001_040_201005 27)	Ryde Local Environmental Plan 2010 Land Application Map (6700_COM_LAP_001_035_201306 25)
Ryde Local Environmental Plan 2010 Land Reservation Acquisition Map (6700_CON_LRA_009_010_201005 17)	Ryde Local Environmental Plan 2010 Land Reservation Acquisition Map (6700_COM_LRA_009_010_201306 25)
Ryde Local Environmental Plan 2010 Land Zoning Map (6700_CON_LZN_009_010_201005 26)	Ryde Local Environmental Plan 2010 Land Zoning Map (6700_COM_LZN_009_010_201306 18)
Ryde Local Environmental Plan 2010 Macquarie Park Corridor Proposed Access Network Map (6700_CON_MPA_009_010_201005 412)	Ryde Local Environmental Plan 2010 Macquarie Park Corridor Proposed Access Network Map (6700_COM_MPA_009_010_201306 212)
Ryde Local Environmental Plan 2010 Macquarie Park Corridor Parking Restrictions Map (6700_CON_MPP_009_010_201005 12)	Ryde Local Environmental Plan 2010 Macquarie Park Corridor Parking Restrictions Map (6700_COM_MPP_009_010_201306 212)

4 Repeal of Policy

- (1) This Policy is repealed on the day following the day on which this Policy commences.
- (2) The repeal of this Policy does not, because of the operation of sections 5 (6) and 30 of the *Interpretation Act 1987*, affect any amendment made by this Policy.

2013 No 552

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Schedule 1 Amendment of Ryde Local Environmental Plan 2010

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[1] Clause 4.1A Minimum subdivision requirements in certain residential zones

Insert “other than land identified as “North Ryde Station Precinct” on the Centres Map” after “Zone R4 High Density Residential” in clause 4.1A (1).

[2] Clause 4.3 Height of buildings

Omit “within the Macquarie Park Corridor” from clause 4.3 (1A).

Insert instead “identified as “Macquarie Park Corridor” or “North Ryde Station Precinct” on the Centres Map”.

[3] Clause 4.4A Residential zones—floor space ratio

Insert after clause 4.4A (2):

- (3) This clause does not apply to land identified as “North Ryde Station Precinct” on the Centres Map.

[4] Clause 4.5B Density controls for multi dwelling housing and residential flat buildings in Zone R4 High Density Residential

Insert at the end of the clause before the Table:

- (2) This clause does not apply to land identified as “North Ryde Station Precinct” on the Centres Map.

[5] Clause 6.9

Insert after clause 6.8:

6.9 Development requiring the preparation of a development control plan

- (1) The objective of this clause is to ensure that development within the North Ryde Station Precinct occurs in accordance with a site-specific development control plan.
- (2) This clause applies to land identified as “North Ryde Station Precinct” on the Centres Map.
- (3) Development consent must not be granted for development on land to which this clause applies unless:
 - (a) a development control plan that provides for the matters specified in subclause (4) has been prepared for the land, or

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- (b) guidelines and controls similar to those mentioned in subclause (4) already apply to the land, or
 - (c) the development is of a minor nature and is consistent with the objectives of the zone in which the land is situated.
- (4) The development control plan must provide for all of the following:
- (a) design principles drawn from an analysis of the site and its context,
 - (b) distribution of land uses, including open space (its function and landscaping) and environment protection areas,
 - (c) heritage conservation, including both Aboriginal and European heritage,
 - (d) encouraging sustainable transport, including increased use of public transport, walking and cycling, road access and the circulation network and car parking provision, including integrated options to reduce car use,
 - (e) impact on, and improvements to, the public domain,
 - (f) identification and conservation of native flora and fauna habitat and habitat corridors on the site, including any threatened species, populations or ecological communities,
 - (g) application of the principles of ecologically sustainable development,
 - (h) identification, extent and management of watercourses, wetlands and riparian lands and any buffer areas,
 - (i) environmental constraints, including climate change, acid sulfate soils, flooding, contamination and remediation,
 - (j) opportunities to apply integrated natural water-cycle design and integrated renewable energy design.

[6] Schedule 1 Additional permitted uses

Insert after clause 4:

4A Use of certain land at 25–27 Epping Road, Macquarie Park

- (1) This clause applies to land in Zone RE1 Public Recreation at 25–27 Epping Road, Macquarie Park, being Lots 100 and 101, DP 1131776.
- (2) Development for the purposes of child care centres and commercial premises is permitted with consent.