



New South Wales

# **Ryde Local Environmental Plan 2014 (Amendment No 1)**

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*.

MARCUS RAY

As delegate for the Minister for Planning

## **Ryde Local Environmental Plan 2014 (Amendment No 1)**

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### **1 Name of Plan**

This Plan is *Ryde Local Environmental Plan 2014 (Amendment No 1)*.

### **2 Commencement**

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

### **3 Land to which Plan applies**

This Plan applies to certain land in the Macquarie Park Corridor as defined in *Ryde Local Environmental Plan 2014*.

## Schedule 1      **Amendment of Ryde Local Environmental Plan 2014**

### [1]    **Clause 4.6 Exceptions to development standards**

Insert after clause 4.6 (8) (cb):

(cc)    clause 6.9.

### [2]    **Clause 6.9**

Insert after clause 6.8:

#### **6.9    Development in Macquarie Park Corridor**

- (1)    The objective of this clause is to encourage additional commercial development in Macquarie Park Corridor co-ordinated with an adequate access network and recreation areas.
- (2)    This clause applies to land in Macquarie Park Corridor, identified as “Precinct 01—Macquarie Park” on the Macquarie Park Corridor Precinct Map.
- (3)    The consent authority may approve development with a height and floor space ratio that does not exceed the increased building height and floor space ratio identified on the Macquarie Park Corridor Precinct Incentive Height of Buildings Map and the Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map, but only if the consent authority is satisfied that:
  - (a)    there will be adequate provision for recreation areas and an access network, and
  - (b)    the configuration and location of the recreation areas will be appropriate for the recreational purposes of the precinct, and
  - (c)    the configuration and location of the access network will allow a suitable level of connectivity within the precinct.

### [3]    **Dictionary**

Insert in alphabetical order:

***Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map*** means the Ryde Local Environmental Plan 2014 Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map.

***Macquarie Park Corridor Precinct Incentive Height of Buildings Map*** means the Ryde Local Environmental Plan 2014 Macquarie Park Corridor Precinct Incentive Height of Buildings Map.

***Macquarie Park Corridor Precinct Map*** means the Ryde Local Environmental Plan 2014 Macquarie Park Corridor Precinct Map.