



New South Wales

State Environmental Planning Policy (Major Development) Amendment (Ryde) 2015

under the

Environmental Planning and Assessment Act 1979

His 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*.

ROBERT STOKES, MP
Minister for Planning

State Environmental Planning Policy (Major Development) Amendment (Ryde) 2015

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1 Name of Policy

This Policy is *State Environmental Planning Policy (Major Development) Amendment (Ryde) 2015*.

2 Commencement

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

3 Land to which Policy applies

This Policy applies to the land known as the Macquarie University Station Precinct (including the Macquarie University campus).

4 Maps

The maps adopted by *Ryde Local Environmental Plan 2014* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Policy.

5 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- (1) This Policy is repealed on the day following the day on which this Policy commences.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.

Schedule 1 Amendment of Ryde Local Environmental Plan 2014

[1] Land Use Table

Insert at the end of item 1 of the matter relating to Zone B4 Mixed Use:

- To ensure employment and educational activities within the Macquarie University campus are integrated with other businesses and activities.
- To promote strong links between Macquarie University and research institutions and businesses within the Macquarie Park corridor.

[2] Clause 4.4A Exceptions to floor space ratio

Insert after clause 4.4A (2):

- (3) Despite clause 4.4 (2), for land shown as “Macquarie Park Corridor” or “North Ryde Station Precinct” on the Centres Map, the consent authority may consent to development that results in a floor space ratio in excess of the floor space ratio shown for that land on the Floor Space Ratio Map, if:
 - (a) the land contains land that has been dedicated to the Council for a public purpose, including roads, drainage or open space, and
 - (b) the excess floor space does not exceed the equivalent of the site area provided for the portion of the land dedicated to the Council in relation to the land.

[3] Clause 6.10

Insert in appropriate order:

6.10 Arrangements for contributions to designated State public infrastructure

- (1) The objective of this clause is to require assistance towards the provision of designated State public infrastructure to satisfy needs arising from intensive development for residential accommodation on all the land identified as “Area A” on the Designated State Public Infrastructure Map (*Area A land*).
- (2) This clause applies to development for the purposes of residential accommodation (including by way of subdivision) on Area A land.
- (3) Development consent must not be granted for development to which this clause applies unless the Secretary has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that development.
- (4) This clause does not apply to the granting of development consent if:
 - (a) the development will not result in an increase in the residential accommodation provided on Area A land, or
 - (b) the whole or any part of the land on which the development is to be carried out is in a special contributions area (as defined by section 93C of the Act).
- (5) In this clause, *designated State public infrastructure* means public facilities or services that are provided or financed by the State (or, if provided or financed by the private sector, to the extent of a financial or an in-kind contribution by the State) of any of the following kinds:
 - (a) bus lanes,
 - (b) State and regional roads,

- (c) integrated public domain works (that is, town squares, urban plazas, footpaths or paving) above any transport interchanges.

[4] Schedule 1 Additional permitted uses

Insert after clause 11:

11A Use of certain land at 192 Balaclava Road, Marsfield (Macquarie University)

- (1) This clause applies to the following land at Macquarie University:
 - (a) Lots 7 and 8, DP 569359 (Menziess College),
 - (b) Lot 17, DP 858135 (Dunmore Lang College),
 - (c) Lots 190 and 191, DP 1157041 (Main Campus and Cochlear),
 - (d) Lot 1, DP 240970 (Sports fields),
 - (e) Lot 5, DP 851713 (Sports fields),
 - (f) Lots 7 and 8, DP 1047085 (Old Waterloo Road and Old Golf Range),
 - (g) Lots 9 and 10, DP 1047085 (Shell Garage and Arts Facility),
 - (h) Lot 17, DP 1058168 (Nortel Building),
 - (i) Lot 181, DP 1112777 (Macquarie University Village),
 - (j) Lot 115, DP 1129623 (land around Macquarie Railway Station).
- (2) Development for the purposes of agriculture, car parks, commercial premises, health services facilities, high technology industries, light industries, places of public worship, recreation facilities (outdoor), research stations, residential accommodation, service stations, serviced apartments, signage, water recycling facilities and water treatment facilities is permitted with development consent on all of the land referred to in subclause (1).

[5] Dictionary

Insert in alphabetical order:

Designated State Public Infrastructure Map means the Ryde Local Environmental Plan 2014 Designated State Public Infrastructure Map.

Schedule 2 Amendment of State Environmental Planning Policy (Major Development) 2005

Schedule 3 State significant sites

Omit Part 21.