



New South Wales

Ryde Local Environmental Plan 2014 (Amendment No 16)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

MONICA GIBSON
As delegate for the Greater Sydney Commission

Ryde Local Environmental Plan 2014 (Amendment No 16)

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1 Name of Plan

This Plan is *Ryde Local Environmental Plan 2014 (Amendment No 16)*.

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 the following land in North Ryde:

- (a) Lot 11, DP 1013188, being 124A Epping Road,
- (b) Lot 1, DP 1087457, being 126 Epping Road,
- (c) Lot 1, DP 1134154, being 366 Lane Cove Road,
- (d) Lot 1, DP 1134153, being 368 Lane Cove Road,
- (e) Lot 1, DP 1134150, being 370 Lane Cove Road,
- (f) Lot 1, DP 1133943, being 372 Lane Cove Road,
- (g) Lot 5, DP 23568, being 1 Paul Street.

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 local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Ryde Local Environmental Plan 2014

[1] Clause 6.12

Insert after clause 6.11:

6.12 Development of land at 124A and 126 Epping Road, 366–372 Lane Cove Road and 1 Paul Street, North Ryde

- (1) This clause applies to the following land at North Ryde:
 - (a) Lot 11, DP 1013188, being 124A Epping Road,
 - (b) Lot 1, DP 1087457, being 126 Epping Road,
 - (c) Lot 1, DP 1134154, being 366 Lane Cove Road,
 - (d) Lot 1, DP 1134153, being 368 Lane Cove Road,
 - (e) Lot 1, DP 1134150, being 370 Lane Cove Road,
 - (f) Lot 1, DP 1133943, being 372 Lane Cove Road,
 - (g) Lot 5, DP 23568, being 1 Paul Street.
- (2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the height of any proposed building adequately transitions to any adjoining residential accommodation, and
 - (b) the development provides an appropriate level of solar access to any adjoining residential accommodation.
- (3) Development consent must not be granted to the erection of a building on land to which this clause applies unless at least 1,200 square metres of the floor space will be used for a purpose other than residential accommodation.

[2] Schedule 1 Additional permitted uses

Insert after clause 17:

18 Use of land at 124A and 126 Epping Road, 366–372 Lane Cove Road and 1 Paul Street, North Ryde

- (1) This clause applies to the following land at North Ryde:
 - (a) Lot 11, DP 1013188, being 124A Epping Road,
 - (b) Lot 1, DP 1087457, being 126 Epping Road,
 - (c) Lot 1, DP 1134154, being 366 Lane Cove Road,
 - (d) Lot 1, DP 1134153, being 368 Lane Cove Road,
 - (e) Lot 1, DP 1134150, being 370 Lane Cove Road,
 - (f) Lot 1, DP 1133943, being 372 Lane Cove Road,
 - (g) Lot 5, DP 23568, being 1 Paul Street.
- (2) Development for the purposes of a medical centre or food and drink premises is permitted with development consent.