



New South Wales

# **Ryde Local Environmental Plan 2014 (Amendment No 24)**

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*.

**BRETT WHITWORTH**

As delegate for the Minister for Planning and Public Spaces

## **Ryde Local Environmental Plan 2014 (Amendment No 24)**

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### **1 Name of Plan**

This Plan is *Ryde Local Environmental Plan 2014 (Amendment No 24)*.

### **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 land at 112 Talavera Road, Macquarie Park being Lot 422, DP 1221081.

### **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 6.13**

Insert after clause 6.12—

#### **6.13    Design excellence**

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of Ryde.
- (2) This clause applies to land identified as “Design Excellence” on the Design Excellence Map.
- (3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
  - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
  - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
  - (c) whether the development detrimentally impacts on view corridors,
  - (d) whether the development detrimentally impacts on any land protected by solar access controls established in the Ryde Development Control Plan,
  - (e) the requirements of the Ryde Development Control Plan,
  - (f) how the development addresses the following matters—
    - (i) the suitability of the land for development,
    - (ii) existing and proposed uses and use mix,
    - (iii) heritage issues and streetscape constraints,
    - (iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
    - (v) bulk, massing and modulation of buildings,
    - (vi) street frontage heights,
    - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
    - (viii) the achievement of the principles of ecologically sustainable development,
    - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
    - (x) the impact on, and any proposed improvements to, the public domain,
    - (xi) achieving appropriate interfaces at ground level between the development and the public domain,
    - (xii) integration of landscape design, including the configuration and design of communal access and communal recreation areas, to

incorporate exemplary and innovative treatments and to promote an effective social atmosphere.

- (5) Development consent must not be granted to the following development to which this Plan applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development—
- (a) development in respect of a building that is, or will be, higher than 45 metres or 13 storeys (or both) in height,
  - (b) development having a capital value of more than \$5,000,000,
  - (c) development for which the applicant has chosen to have such a competition.
- (6) Subclause (5) does not apply if the Council certifies in writing that the development is one for which an architectural design competition is not required.
- (7) In deciding whether to grant development consent to the development application, the consent authority is to take into account the results of the architectural design competition.
- (8) In this clause—
- architectural design competition*** means a competitive process conducted in accordance with the Design Excellence Guidelines.
- Design Excellence Guidelines*** means the Design Excellence Guidelines issued by the Planning Secretary, as amended from time to time.
- Ryde Development Control Plan*** means the *Ryde Development Control Plan*, as in force at the commencement of *Ryde Local Environmental Plan 2014 (Amendment No 24)*.

## [2] Dictionary

Insert in alphabetical order—

***Design Excellence Map*** means the Ryde Local Environmental Plan 2014 Design Excellence Map.