



New South Wales

Ryde Local Environmental Plan 2014 (Amendment No 28)

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*.

MALCOLM McDONALD

As delegate for the Minister for Planning and Public Spaces

Ryde Local Environmental Plan 2014 (Amendment No 28)

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1 Name of Plan

This Plan is *Ryde Local Environmental Plan 2014 (Amendment No 28)*.

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 land to which *Ryde Local Environmental Plan 2014* applies.

Schedule 1 Amendment of Ryde Local Environmental Plan 2014

[1] Clause 1.8A Savings provision relating to development applications

Insert after clause 1.8A(2)—

- (3) The amendments made to this Plan by *Ryde Local Environmental Plan 2014 (Amendment No 28)*, other than new clause 4.1A(b), do not apply to development applications made but not finally determined before the commencement of the amendments.

[2] Land Use Table

Omit “Multi dwelling housing;” from item 3 of the matter relating to Zone R2 Low Density Residential.

[3] Clause 4.1A

Omit the clause. Insert instead—

4.1A Dual occupancy (attached) subdivisions

Despite clause 4.1, development consent may be granted for the Torrens title subdivision of a lot or subdivision of a lot under the *Strata Schemes Development Act 2015* if—

- (a) before the day *Ryde Local Environmental Plan 2014 (Amendment No 28)* commences, a development application for a dual occupancy (attached) has been approved and an occupation certificate has been issued for that development, and—
- (i) the lot to be subdivided has an area of at least 580 square metres, and
 - (ii) 1 dwelling will be situated on each lot resulting from the subdivision, and
 - (iii) each resulting lot will have an area of not less than 290 square metres, or
- (b) on or after the day *Ryde Local Environmental Plan 2014 (Amendment No 28)* commences, a development application made for a dual occupancy (attached) has been approved for the lot, and—
- (i) the lot has an area of at least 580 square metres, and
 - (ii) 1 dwelling will be situated on each lot resulting from the subdivision, and
 - (iii) each resulting lot will have an area of not less than 290 square metres, and
 - (iv) the primary road frontage of each resulting lot will be equal to or greater than 7.5 metres.

[4] Clause 4.1B Minimum lot sizes for dual occupancies and multi dwelling housing

Omit “and multi dwelling housing” from the heading.

[5] Clause 4.1B(2)

Omit “a purpose shown in Column 1 of the table to this clause”.

Insert instead “the purposes of dual occupancy (attached)”.

[6] Clause 4.1B(2)(a)

Omit “the area specified for that purpose and shown opposite in Column 2 of the table”.
Insert instead “580 square metres”.

[7] Clause 4.1B(2)(b)

Omit the paragraph. Insert instead—

(b) the primary road frontage of the lot is equal to or greater than 15 metres.

[8] Clause 4.1B, table

Omit the table to the clause.

[9] Clause 4.5A Density controls for Zone R2 Low Density Residential

Omit the clause.