

Fwd: Re-zoning Submission Gladesville - Item 3909, 3908 & 3905

From: "ivan petch"
To: normcerreto@hotmail.com
Date: Wed, 27 Jun 2012 15:35:06 +1000
Attachments: COR-email.jpg (14.35 kB)

Hi Norm
This may be of interest to John Gubran
Regards
Ivan

Sent from my iPhone

Begin forwarded message:

From: "Dominic Johnson" <D.Johnson@ryde.nsw.gov.au>
Date: 27 June 2012 2:29:01 PM AEST
To: "DL Councillors" <Councillors@ryde.local>
Cc: "Desk Help \((Councillors Helpdesk\))" <helpdesk@ryde.nsw.gov.au>, "John Neish" <JNeish@ryde.nsw.gov.au>, "Sandra Warbrick" <SWarbrick@ryde.nsw.gov.au>
Subject: Re-zoning Submission Gladesville - Item 3909, 3908 & 3905

Dear Councillors

Several of you have forwarded to me a copy of submission regarding changes to the light industrial zoning (IN2) at 461 Victoria Road (Bunnings site) forwarded by John Goubran and signed by Mr Dresdner who also owns land in the IN2 zone.

Specifically the letter requests a change to the zone which would enable 'bulky goods' to be sold from their land (in College St and Buffalo Rd), noting the land owned by Bunnings in the same IN2 zone has 'bulky goods' as a proposed permissible use in draft LEP 2011. 'Bulky goods' is the sale of large, heavy objects that require a large area for handling, display and storage and require the space for customers to be able to park and load such items. It includes goods such as furniture shops, swimming pool distributors, household electrical goods etc

Please be aware of the following:

1. I, and my staff, have met several times with the affected landowners and have invited them to put in such a submission. We have identified that there will be, if Council adopts LEP 2011 and associated recommendations, some changes to their current IN2 zone which expand the uses currently available through draft LEP 2010. These include permitting 'timber and hardware supplies' as well as the possible inclusion of indoor and outdoor public recreation facilities.

Gladesville Industrial Area, together with the nexus between passing traffic and light industrial uses were important considerations in making the recommendation. This was an outcome of the study together with several other strategic planning recommendations. The recommendations were consolidated and form the final chapter of the Local Planning Study (Chapter 9) and included the following:

- 2.2 Gladesville Town Centre:
 - 461 Victoria Road (being the subject of this Councillor request) "the IN2 zone remains and bulky goods retail are permitted on the site."
- This was pointed out to the Councillors at several workshops including by myself when Bunnings came to present to Council. The Local Planning Study (including the Centres and Corridors Study and Employment Study) was exhibited in August-September 2010 and subsequently reported to the Committee of the Whole on 2 November 2010 and again on 7 December 2010. The Local Planning Study was adopted by Council and its recommendations then formed the basis of draft LEP 2011. The changes that comprised draft LEP 2011 were itemised and reported to Council in November 2010 and council resolved to support these. As a result, all recommendations of the Local Planning Study have been incorporated into the Draft LEP 2011 and DCP 2011, including the recommendation to permit bulky goods as a permitted use at 461 Victoria Road (the Bunnings site).
- DLEP 2011 is presently on exhibition and submissions have been received from the landowners in the vicinity of 461 Victoria Road requesting an expansion of land uses in the IN2 zone (including Mr Goubran and Mr Dresdner). The issues identified within the submission relating to bulky goods (and other uses) being permitted in the entire IN2 zone are presently being examined. A report to Council on all submissions will be presented to Council in the near future and detailed information on the requested changes and recommendation will be provided. If council so wishes, the 'bulky goods' use could be extended to the whole IN2 zone but this may not be supported by the Department of Planning and Infrastructure and may also mean that all the current industrial uses are replaced by large retail 'bulky goods' outlets.

Please contact me if you have any questions.

Regards

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