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MEDIA RELEASE

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LEP to promote revitalisation of Gladesville town centre

The NSW Government has approved a new local environmental plan (LEP) which will boost the local economy and support the ongoing revitalisation of Gladesville town centre by supporting some 1,050 new jobs and 800 additional homes.

Planning Minister Tony Kelly said the LEP was also in line with the aims of the recently-released *Metropolitan Plan for Sydney 2036* as it places new homes and jobs, needed to support Sydney's expected growth, close to services and public transport.

Mr Kelly said Ryde and Hunters Hill councils had been working on the planning controls for the town centre since 2005, when a master plan was prepared for the area. The councils received \$90,000 in NSW Government funding through the Planning Reform Fund to assist in a joint project to review the planning controls for the area.

Mr Kelly said Ryde Local Environmental Plan (Gladesville Town Centre and Victoria Road Corridor) 2010 complemented changes to planning controls that were adopted last year for the portion of the centre based within Hunters Hill council.

Mr Kelly said Ryde City Council had made a number of changes to the LEP in response to public consultation.

In particular, the density of development proposed for the North Gladesville Precinct has been reduced from the exhibited plan.

"A 12-metre height limit will now apply at the rear of sites that adjoin the residential areas of North Gladesville and Monash Road, to protect the amenity of existing residents," Mr Kelly said.

"Council has also identified heritage items and a heritage conservation area in the LEP to ensure appropriate measures are in place to protect the character of the area."

Meanwhile, higher density development will be allowed on some strategic sites along Victoria Road and Monash Road.

"The LEP encourages residential and employment growth along the strategic bus corridor on Victoria Road, by introducing mixed use and enterprise corridor zones," Mr Kelly said.

"It also introduced new residential zones which will promote a greater mix of housing options in the centre and encourages sustainable transport choices."

The Minister also amended the LEP to restrict ground floor uses in the enterprise corridor zone to commercial uses, ensuring key industrial land is retained for commercial or industrial uses, rather than retail.