

2-6 Chatham Road, West Ryde

Proposal Title : **2-6 Chatham Road, West Ryde**

Proposal Summary : **The planning proposal seeks to amend Ryde Local Environmental Plan 2014 at 2-6 Chatham Road, West Ryde by:**
 • Increasing the maximum height control from 15.5 metres to 24 metres; and
 • Increasing the FSR control from 1.25:1 to 3:1.

PP Number : **PP_2017_RYDEC_002_00**

Dop File No : **17/02273**

Proposal Details

Date Planning
Proposal Received : **25-Jan-2017**

LGA covered : **Ryde**

Region : **Metro(CBD)**

RPA : **Ryde City Council**

State Electorate : **RYDE**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **2 Chatham Road**

Suburb : **West Ryde**

City :

Postcode :

Land Parcel : **Lot 24 DP 8092**

Street : **4 Chatham Road**

Suburb : **West Ryde**

City :

Postcode :

Land Parcel : **Lot 25 DP 8092**

Street : **6 Chatham Road**

Suburb : **West Ryde**

City :

Postcode :

Land Parcel : **Lot 26 DP 8092**

DoP Planning Officer Contact Details

Contact Name : **Mary Su**
Contact Number : **0293732807**
Contact Email : **mary.su@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Sean Kaufman**
Contact Number : **99528264**
Contact Email : **skaufman@ryde.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub Regional Strategy :	Consistent with Strategy :
MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings 75 (where relevant) :
Gross Floor Area : 0	No of Jobs Created : 0

The NSW Government **Yes**
Lobbyists Code of
Conduct has been
complied with :

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Have there been
meetings or
communications with
registered lobbyists? :

No

If Yes, comment :

Supporting notes

Internal Supporting
Notes : **The site forms part of the West Ryde Town Centre and is approximately 1,967 square metres in size. The site is approximately 400 metres from West Ryde Public School and 600 metres from Anzac Park and Miriam Park.**

To the south and east of the site is commercial and retail development forming part of the West Ryde Town Centre. The site is within 50m of the main plaza in the town centre and buildings range in height from 2-10 storeys.

To the rear of the site (west) is low density residential development comprising single

2-6 Chatham Road, West Ryde

storey houses. The property abutting the rear boundary of the site is Council-owned and currently used by Christian Community Aid as a family day care centre.

The site is within 400 metres walking distance of the West Ryde train station and 50 metres from high frequency bus services on Victoria Road.

There is currently a service station, car wash and restaurant operating on the site. The buildings are single storey and have large setbacks to Chatham Road, except for the restaurant which addresses the north-east corner of the site.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment :

The key objectives for the proposal are:

- To provide a high quality mixed use development (commercial, retail and residential) that reflects the existing zoning and strategic planning for West Ryde town centre;
- to help revitalise West Ryde with quality buildings and high amenity public domain;
- to maximise the provision of housing within walking distance of public transport and the commercial and civic amenities of the town centre; and
- to be a commercially viable project.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

The proposal seeks to amend the Ryde LEP 2014 at 2-6 Chatham Road, West Ryde as follows:

- Amend the Ryde LEP 2014 Height of Buildings Map to indicate a maximum permissible height of 24 metres on the site; and
- amend the Ryde LEP 2014 Floor Space Ratio Map to indicate a permissible floor space ratio of 3:1 on the site.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

Is the Director General's agreement required?

c) Consistent with Standard Instrument (LEPs) Order 2006 :

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

e) List any other
matters that need to
be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided is considered adequate for the purposes of public exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Public consultation will be undertaken in accordance with the Gateway Determination. The Department considers 28 days is appropriate.**

The proposal includes an indicative timeline with the LEP made in November 2017. The Department suggests a 12 months timeframe for the LEP to made is appropriate.

Additional Director General's requirements

Are there any additional Director General's requirements?

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **September 2014**

Comments in relation to Principal LEP : **The Ryde LEP 2014 was gazetted in September 2014.**

Assessment Criteria

Need for planning proposal : **The proposal is not a result of any study or report.**

A planning proposal is needed to facilitate the redevelopment of the site. The proposed development comprises of a 7 storey mixed-use development with commercial/ retail ground floor, approximately 75 apartments and associated car parking located underground in 3 basement levels.

Consistency with strategic planning framework : **The planning proposal is consistent with the goals and directions of A Plan for Growing Sydney 2014 and Ryde Council's 2025 Community Strategic Plan 2013.**

The planning proposal did not address consistency with the draft North District Plan. The proposal appears consistent with the liveability actions of the plan by increasing the housing capacity and providing affordable housing in the district. It is recommended that the proposal be updated to demonstrate consistency with the plan. This is included in the Gateway conditions.

Environmental social economic impacts : **ENVIRONMENTAL**
The site is developed and devoid of vegetation and habitat. There is no foreseeable impact on any critical habitat or threatened species, populations or ecological communities as a result of the planning proposal.

TRAFFIC

A traffic and parking assessment was undertaken by MRCagney and was included in the planning proposal. The assessment calculated that the development is expected to generate 22-36 peak hour vehicle trips (including commercial and residential uses). At 1 trip per 2-3 minutes, the assessment concluded that traffic impact is expected to be negligible and does not warrant further intersection analysis.

CONTAMINATION

The site currently contains a carwash, restaurant, mechanical workshop and a service station. The service station has been in operation since 1970. There are 6 underground storage tanks (UST) on site plus an oil pump. A stage 1 preliminary site investigation was undertaken by Environmental Investigations Australia. The study found severe oil staining and cracking in the slab around the USTs and the petrol bowers, fill and deposited/dumped soil of unknown quality and quantity, and some leaking chemical drums. The study recommended that a detailed site investigation and hazardous materials survey be undertaken to quantify the potential contamination and develop appropriate remedial and risk management measures. Due to the current access restrictions on the site, the study recommended that the stage 2 detailed site investigation be incorporated within the development application conditions for the site.

FLOODING

Under Council's Parramatta River - Ryde Sub-Catchments Flood Study and Floodplain Risk Management Plan 2013, the site falls within a low to medium flood risk precinct.

Preliminary flooding and drainage advice is included with the planning proposal. The study concluded for the proposed development, the critical floods for planning are the 1% AEP for minimum habitable finished floor levels and PMF for underground or basement car parking. At this site, the 1%AEP flood depth is approximately 0.25m and allowing for Council's minimum freeboard requirement of +0.5m, the study recommended initial planning be based on the minimum ground floor level being +600mm above the adjacent top of kerb level along the building frontage.

SOCIAL & ECONOMIC

The proposal will provide a more compatible mixed-use commercial and residential land use transition between the town centre and residential areas compared with the existing service station and car wash. The proposal will also provide for housing diversity and 4% affordable housing consistent with Ryde Council's Affordable Housing Policy 2016-2031.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	28 Days
-----------------	-------	---------------------------------	---------

Timeframe to make LEP :	12 months	Delegation :	RPA
-------------------------	-----------	--------------	-----

Public Authority Consultation - 56(2)(d) :	Office of Environment and Heritage Transport for NSW - Roads and Maritime Services
--	---

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

2-6 Chatham Road, West Ryde

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **Existing infrastructure servicing the site has the capacity to accommodate future development. It is expected that these services would be upgraded by the developer, where required, to support the proposed development.**

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal - 2-6 Chatham Road, West Ryde - August 2016.pdf	Proposal	Yes
Cover Letter.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

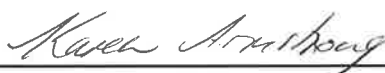
S.117 directions: **1.1 Business and Industrial Zones
3.1 Residential Zones
3.4 Integrating Land Use and Transport
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions**

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

- 1. Prior to community consultation, council is to update the planning proposal to demonstrate consistency with the draft North District plan, released 21 November 2016.**
- 2. The planning proposal be publicly exhibited for a period of not less than 28 days.**
- 3. Council is to consult with:**
 - Roads and Maritime Services**
 - Office of Environment and Heritage**
- 4. A public hearing is not required.**
- 5. The planning proposal is to be finalised within 12 months from the date of the gateway determination.**

Supporting Reasons : **The proposal is supported because it enables the delivery of a mixed-used development that contributes to housing diversity and increase in affordable housing. The development is in close proximity to public transport, open space, West Ryde Town Centre and provides appropriate transition from retail core to the low density residential.**

Signature:



Printed Name:

KAREN ARMSTRONG

Date:

15/2/17