

176 - 178 Blaxland Road, Ryde

Proposal Title : 176 - 178 Blaxland Road, Ryde

Proposal Summary : The planning proposal seeks to make the following amendments to Ryde LEP 2014 at 176-178 Blaxland Road by:

- Amending the Land Zoning Map from SP2 Infrastructure (Place of Public Worship) to R4 High Density Residential;
- amending the Height of Buildings Map by requiring a maximum building height of 11.5 metres;
- amending the Floor Space Ratio (FSR) map by imposing a maximum FSR of 1:1; and
- amending the Lot Size Map by requiring a minimum lot size of 580m2.

PP Number : PP_2017_RYDEC_001_00

Dop File No : 17/01318

Proposal Details

Date Planning
Proposal Received : 09-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 : 176 - 178 Blaxland Road

Suburb : Ryde

City :

Postcode : 2112

Land Parcel : Lot 22 DP 60646 and Lot 23 DP 6046

DoP Planning Officer Contact Details

Contact Name : Mary Su

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RPA Contact Details

Contact Name : Lara Dominish

Contact Number : 99528455

Contact Email : ldominish@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 : 0
(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 notesInternal Supporting
Notes :

The subject site has an area of approximately 1504 square metres. Vehicle access is available from the formed public road along Blaxland Road via a single crossover and driveway located adjacent to the south eastern boundary.

The site contains a single storey brick and tile building, currently used for community purposes (Northern Sydney Youth Support Service) and religious services.

The subject site is located approximately 13km north-west of Sydney CBD and 8km east of Parramatta. Located opposite to the site is Ryde Town centre precinct and Top Ryde Shopping Centre.

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.

External Supporting
Notes :**Adequacy Assessment****Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment :

The planning proposal includes the following objectives:

- Rezone 176 - 178 Blaxland Road, Ryde from SP2 Infrastructure (Place of Public Worship) to R4 High Density Residential; and

- amend the Ryde LEP 2014 land zoning map, lot size map, floor space ratio Map and height of building map.

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

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

Comment : **The planning proposal seeks to amend the Ryde LEP 2014 maps at 176 -178 Blaxland Road, Ryde as follows:**

- **Rezone the land SP2 Infrastructure (Place of Public Worship) to R4 High Density Residential;**
- **include a floor space ratio control of 1:1;**
- **include a maximum building height of 11.5 metres; and**
- **include a minimum lot size of 580 square metres.**

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

6.1 Approval and Referral Requirements

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

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? **No**

If No, explain :

The proposal is considered consistent with all relevant SEPPs and Section 117 Directions.

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.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

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 Planning Proposal is not the subject of any strategic study or report.

The amendment to the Ryde LEP 2014 will facilitate the development of a 4 storey building comprising of 39 apartments with associated basement parking across a consolidated site.

Consistency with strategic planning framework :

The planning proposal is consistent with the following objectives of A Plan for Growing Sydney:

- **Providing additional housing opportunities adjoining an existing town centre and shopping precinct that itself is still growing and attracting investment;**
- **Boosting development opportunities on the consolidated development site by offering a density and scale of development that optimises the development potential of the land while respecting the residential amenity of adjoining low density properties;**
- **Maintaining environmental quality;**
- **Lessening energy costs and ongoing running costs of housing through quality design;**
- **Reducing car dependence;**
- **Improving access and proximity to employment opportunities;**
- **Assisting with metropolitan housing targets;**
- **Providing diverse and affordable housing to reduce transport costs and inefficiencies;**
- and**
- **Improving environmental sustainability and efficiently using resources and infrastructure.**

The planning proposal did not address consistency with the draft North District Plan, released on 21 November 2016. The planning proposal will need to be updated to demonstrate consistency with the plan.

The Planning Proposal is consistent with the following goals and strategies of Ryde's Community Strategic Plan 2025:

- **Our neighbourhoods thrive and grow through sustainable design, planning and regulation that support community needs; and**
- **To design our city to reflect the unique character, identity and housing needs of our community.**

Environmental social economic impacts :

ENVIRONMENT

The subject site is within an urban area. There is no known critical habitat or threatened species, populations or ecological communities.

The planning proposal includes a Stage 1 Preliminary Site Assessment which concludes the subject site is suitable for the proposed residential development.

COMMUNITY

The planning proposal acknowledges there will be a loss of SP2 Infrastructure (Place of Public Worship) land. The site is owned by Community of Christ Limited. The building is currently occupied by Northern Sydney Youth Support Services who use the site on a part-time basis and would need to relocate as a result of the planning proposal. The remaining 2/3 of the site is vacant land.

TRAFFIC AND PARKING

The site has a frontage to the cul-de-sac created when the portion of Blaxland road was severed from Blaxland Road following the construction of Top Ryde City. The site has access to Land Cove Road at the Devlin Street/Blaxland Road/Parkes Street intersection.

A Traffic and Parking Impact Assessment was referred to in the planning proposal. The assessment concludes that there will not be any adverse traffic implications. The anticipated traffic generation is 8 vehicle trips per hour in the AM peak and 6 vehicle trips per hour in the PM peak.

AFFORDABLE HOUSING

The City of Ryde draft Affordable Housing Policy 2016-2031 was adopted by Council on 12 April 2016 and outlines a number of projects, including the preparation of planning controls such as inclusionary zoning in Ryde LEP 2014. The interim affordable housing policy states:

- 2% of dwellings in new residential and mixed use developments be affordable housing.
- 4% of dwellings constructed on land be rezoned to permit residential/mixed use development be affordable housing.

Council is of the view that the planning proposal should be required to provide 4% of the dwellings as affordable housing, consistent with the interim policy position. In Council's submission for Gateway Determination, Council requested a condition requiring affordable housing consistent with Council's interim affordable housing policy.

Given Ryde Council is not part of SEPP 70 - Affordable Housing (Revised Schemes) the Department considers an affordable housing requirement in the Gateway conditions inappropriate at this stage.

The draft North District Plan, released 21 November 2016 outlines the action to support Councils to achieve affordable housing in amending SEPP 70.

Assessment Process

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

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

Public Authority **Transport for NSW - Roads and Maritime Services**
Consultation - 56(2)(d)

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 :

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 :

The planning proposal is not expected to generate demand for additional state government infrastructure or service. 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
Letter from Council - Request for Gateway.pdf	Proposal Covering Letter	Yes
Planning Proposal.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions:

**3.1 Residential Zones
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of A Plan for Growing Sydney**

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**
- 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 will facilitate the delivery of new residential development and contribute to housing diversity. The site is located near major retail, community and employment nodes and can provide density close to transport and employment.

Signature:



Printed Name:

KAREN ARMSTRONG

Date:

3/2/17