

Planning Services

Gateway Determination Report

LGA	Ryde
RPA	City of Ryde Council
NAME	Proposal to amend zoning from SP2 to R2 to facilitate subdivision of 1 lot into 4 lots (1 dwelling, 0 jobs)
NUMBER	PP 2017_RYDEC 003_00
LEP TO BE AMENDED	Ryde Local Environmental Plan 2014
ADDRESS	3-5 Vincentia Street, Marsfield
DESCRIPTION	Lot 3 DP 707390
RECEIVED	28/07/2017
FILE NO.	17/12247
QA NUMBER	qA417970
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of Planning Proposal

The planning proposal seeks to make the following amendments to Ryde Local Environmental Plan 2014 (LEP) to facilitate the subdivision of 1 lot into 4 lots:

- Amend zoning from SP2 Place of Public Worship to R2 Low Density Residential;
- introduce a maximum building height of 9.5 metres;
- introduce a floor space ratio of 0.5:1; and
- introduce a minimum lot size of 580 square metres.

Site Description

The subject site is 3-5 Vincentia Street, Marsfield (Lot 3 DP 707390) and has a total area of 5,807 square metres. The land subject to this planning proposal (the site) has a total area of 3,946 square metres and contains four detached dwellings and an attached dual occupancy (Figure 1).

Surrounding Area

Land adjoining to the south of the site is zoned R2 Low Density Residential with a maximum building height of 9.5 metres, FSR of 0.5:1 and minimum lot size for detached dwellings of 580 square metres.

Adjoining to the east of the site is vacant land, proposed to remain zoned SP2. To the north of the site, on the other side of Vincentia Street, are the Southern Cross Apartments, an aged care facility within the same SP2 zoning.



Figure 1: Extract from planning proposal depicting the site (Source: Six Maps)

Summary of Recommendation

It is recommended that the planning proposal proceed as submitted. The planning proposal is routine and has planning merit as it allows for the orderly use and development of land.

PROPOSAL

Objectives or Intended Outcomes

The planning proposal accurately describes the intended outcomes of the proposal. It states that the proposed amendments to the zoning map, minimum lot size map, FSR map and height of buildings map will facilitate the future subdivision and sale of the existing 6 dwellings on the site and the development of one low density residential lot.

Explanation of Provisions

The objectives of the proposal will be achieved by amending Ryde LEP in the following manner:

- Amend zoning from SP2 Place of Public Worship to R2 Low Density;
- introduce a maximum building height of 9.5 metres;
- introduce a floor space ratio of 0.5:1;
- introduce a minimum lot size of 580 square metres.

The provisions that are being sought are the same as the existing provisions of the adjoining R2 Low Density Residential land to the south of the site.

Mapping

Indicative mapping has been provided with the proposal and is deemed sufficient. Mapping prepared in accordance with DPE technical guidelines will be required for submission at section 59 stage.

NEED FOR THE PLANNING PROPOSAL

The dwellings are currently used as parishioner accommodation. The trustees of the accommodation, the Vincentia Brothers, foresee that the dwellings may become surplus to the accommodation requirements of the Parish due to the aging of members. Flexibility in how the properties are managed is therefore required.

Under the LEP, subdivision of residential development is not permitted within the existing SP2 zone. As such, a planning proposal is the only way of achieving the intended outcomes of the proposal to facilitate the subdivision of land for future sale.

STRATEGIC ASSESSMENT

State

The proposal is consistent with the Sydney Metropolitan Strategy 'A Plan for Growing Sydney' as it will assist in achieving the objectives to increase the supply and mix of housing opportunities within the Ryde LGA. The proposal will facilitate the subdivision of land to enable sale of the existing dwelling residential dwellings, increasing the supply of housing in the local community.

Regional / District

The planning proposal outlines that the proposed amendments are consistent with the *Draft North District Plan* (District Plan), as they will enable the release of additional housing for private purchase, contributing to the liveability priorities and actions of the District Plan.

Local

The planning proposal states that the proposal is consistent with the following objectives of the *Ryde 2025 Community Strategic Plan*:

- Meeting the needs of a growing population;
- addressing the needs of a changing population;
- offering suitable housing options while maintaining the characteristics of the suburbs; and
- managing the pressure of population growth on amenity.

The compatibility of the proposed minimum lot size, height of buildings, FSR and zoning with the adjacent R2 Low Density Zone will assist in ensuring that the rezoning maintains the character of the local area while also contributing to the supply of housing.

Section 117(2) Ministerial Directions

The proposal is consistent with the following 117 Ministerial Directions:

- 3.1 Residential Zones;
- 3.3 Home Occupations;
- 3.4 Integrating Land Use and Transport; and
- 7.1 Implementation of the Metropolitan Plan for Sydney.

State Environmental Planning Policies

The planning proposal outlines potentially applicable State Environmental Planning Policies (SEPPs) and their relevance to the proposal. The proposal is consistent with all relevant SEPPs.

SITE SPECIFIC ASSESSMENT

Social

The proposal will result in a positive social outcome by increasing the number of dwellings available within the Ryde LGA.

Environmental

The site has already been developed for urban purposes. The proposal will not affect any critical habitat or threatened species, populations or ecological communities, or their habitats nor is it expected to have any adverse environmental effects.

Economic

It is considered that the proposal is an efficient use of land given that the site has already been developed for residential purposes. Enabling the private sale of existing residential development will increase the supply of housing in an area of high demand.

CONSULTATION

Community

Ryde Council have proposed a 28-day consultation period. A 28 day public exhibition period is considered to be appropriate.

Agencies

Given the planning proposal will not impact any State agencies, consultation is not considered necessary.

TIMEFRAME

The proposed timeframe for completion of the LEP is 9 months. This is considered appropriate. The timeline outlined in the planning proposal is now out of date and should be amended.

DELEGATION

Council have requested delegation to make the plan. The planning proposal is deemed to be of local significance and Council is therefore authorised to exercise delegations.

CONCLUSION

The planning proposal is supported to proceed, subject to conditions as outlined below. The planning proposal is considered to have planning merit as it allows for the orderly use and development of land.

RECOMMENDATION

It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated as follows:
 - (a) update the project timeline.

2. The planning proposal should be made available for community consultation for a minimum of 28 days.
3. Council is not required to consult with State agencies.
4. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.
5. Given the nature of the planning proposal, Council should be authorised to exercise delegation to make this plan


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