



planning consultants

Planning Proposal



Mixed Use Development
2 College Street and 10 Monash Road, Gladesville

Submitted to: City of Ryde Council

Prepared for: Quektrum Pty Ltd
Project No: 8459A
Date: June 2013



Planning Proposal

2 College Street and 10 Monash Road, Gladesville

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Appendices

A.	Urban Design Study	Olsson & Associates
B.	Site Survey	SurveyPlus
C.	Mapping Amendments to Ryde LEP and DCP	Olsson & Associates
D.	Assessment of State Environmental Planning Policies	DFP
E.	Assessment of Section 117 Directions	DFP
F.	Traffic Report	Varga Traffic

1 Introduction

1.1 Commission

Don Fox Planning (DFP) has been commissioned by Quektrum Pty Ltd to prepare a Planning Proposal to amend the planning controls applying to 2 College Street and 10 Monash Road, Gladesville (the site) to facilitate a mixed use development. The Planning Proposal seeks to amend the land use zoning, height and floor space ratio (FSR) controls that apply to 2 College Street and the height control that applies to 10 Monash Road. This report has been prepared to assist Ryde City Council (Council) in the preparation of a Planning Proposal to the Department of Planning and Infrastructure (DoPI).

This Planning Proposal should be read in conjunction with the Urban Design Study (**Appendix A**) and other supporting documentation appended to this report.

This report has been prepared to satisfy the requirements of DoPI's *A Guide to Preparing Planning Proposals*.

A Guide to Preparing Planning Proposals specifies that a Planning Proposal should comprise six parts as follows:

- **Part 1** – A statement of the objectives or intended outcomes of the proposed Local Environmental Plan (LEP).
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP.
- **Part 3** – A justification for the objectives, outcomes and provisions proposed in the LEP and the process for their implementation.
- **Part 4** – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies.
- **Part 5** – Details of the community consultation that is to be undertaken on a Planning Proposal.
- **Part 6** – The project timeline of a planning proposal.

Parts 1, 2, 3, 4 and 5 are addressed in this report. In relation to Part 6 this report does not contain a project timeline.

In addition to preparing a Planning Proposal it is also proposed to amend the relevant controls in the Ryde Development Control Plan 2010 (Ryde DCP 2010) (and draft Ryde DCP 2011). In particular, amendments are proposed to Part 4.6 of the Ryde DCP 2010 which sets out controls for land in the Gladesville Town Centre and Victoria Road Corridor. The proposed amendments to the Ryde DCP 2010 are outlined in Section 4 of this report.

1.2 Background and Council Consultation

The site adjoins 10 Monash Road which is part of the Monash Road precinct in the Gladesville Town Centre and Victoria Road Corridor. Both 2 College Street and 10 Monash Road are owned by the Quek family.

In May and June 2012 Council exhibited Draft Ryde Local Environmental Plan 2011 (DLEP 2011). DLEP 2011 proposes to zone 2 College Street R2 Low Density Residential, with a height limit of 9.5m and FSR of 0.5:1.

During the public exhibition of the Draft Ryde LEP 2011, Quektrum made a submission to Council requesting 2 College Street be zoned B4 Mixed Use under DLEP 2011 and to amend the building height and FSR planning controls applying to the site.

The Council Report in considering Quektrum's submission on DLEP 2011 dated 24 July 2012 noted the following:

"In view of the accessway adjoining to the west separating the property from 2A College Street and the zoning of land to the south and east, the rezoning of the land is considered reasonable. However, to allow community consideration of proposed zoning, FSR and height changes to the land and to enable detailed design criteria to be incorporated into DCP 2011 – Part 4.6 Gladesville Town Centre and Victoria Road corridor it is considered that a planning proposal for the site should be submitted to Council."

On the 26 February 2013, Council wrote to Quektrum advising that a Planning Proposal should be prepared to allow Council to formally consider the proposed changes to the zoning, height and FSR controls that apply to the site. Council advised that the Planning Proposal needed to address:

- the intended changes to both Ryde LEP 2010 and Ryde LEP (Gladesville and Victoria Road Corridor) 2010;
- the intended changes to Draft Ryde LEP 2011;
- urban design considerations with respect to existing and proposed changes in FSR and height.

On the 12 March 2013, Council resolved that a Planning Proposal be accepted for consideration by Council for a number of properties including 2 College St/10 Monash Rd Gladesville.

On 20 March 2013, Quektrum and DFP met with Council officers to discuss the requirements for the Planning Proposal. Council officers advised that on the 12 March 2013 Council resolved to forward to the Department of Planning and Infrastructure Draft Ryde LEP 2011 requesting that the Minister make the Plan. It is expected that Draft Ryde LEP may be made and gazetted in the 3rd or 4th quarter of 2013.

It was discussed and agreed that the Planning Proposal would seek to amend Ryde LEP 2010 and Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) as both LEPs apply to the site. It was also agreed that the Planning Proposal should outline the required amendments to the draft Ryde LEP 2011.

Council staff indicated general support for the proposed land use zoning and heights for the site. The proposed FSR of 1.8:1 was discussed and Council requested that the Planning Proposal demonstrate that an FSR of 1.8:1 could be achieved on the site. There was some concern expressed that an FSR of 1.8:1 could not be achieved based on the proposed height limits.

Other issues raised by Council were:

- Provision of rear boundary setbacks;
- The extent of front setback on the 2 College Street site;
- Site access and egress arrangements; and
- Provision of loading dock to service the future retail/commercial tenancies. It was indicated that the future development should accommodate access for a small rigid vehicle.

It was discussed and agreed that the Planning Proposal also document the required amendments to the Ryde DCP 2010 – Part 4.6.

Council also suggested that the Planning Proposal include a photomontage that indicates the style of building that may be potentially developed on the site.

1.3 Project Team

The preparation of the Planning Proposal has been a collaborative effort with the client and the team of consultants including:

Table 1: The Project Team	
Urban Design	Olsson and Associates
Town Planning	DFP
Traffic and Parking	Varga Traffic Planning Pty Ltd

1.4 Report Structure

This Planning Proposal is structured in the following manner:

- Section 2** provides a detailed description of **The Site** and the nature of surrounding development.
- Section 3** outlines the **Planning Proposal**.
- Section 4** provides an **Explanation of Provisions**.
- Section 5** provides a **Justification** for the Planning Proposal.
- Section 6** outlines the proposed **Amendments to Ryde Development Control Plan 2010**.
- Section 7** is a **Conclusion**

2 The Site

The site is located at 2 College Street and 10 Monash Road, Gladesville and has a legal property description of Lot 35A and Lot 35B in DP 401201. **Figure 1** shows the general location of the site. The site is approximately 2.3km from the Top Ryde City shopping centre and approximately 1km from the Gladesville Shopping Centre.



Figure 1: Site Location

The site has an area of 1359m², with dual street frontage to College Street and Monash Road. The College Street frontage is approximately 65m and Monash Road frontage is approximately 20 metres. The site has a depth of approximately 20m. Access into the site is off College Street.

The site slopes from south-east to the north-west, with the highest point being in the south east corner of the site. The site has limited vegetation comprising scattered shrubs and trees and grassed areas. The site is burdened by a 1m wide easement for drainage along the north western boundary adjoining 2A College Street. A site survey is included at **Appendix B**.

An aerial photograph of the site is shown at **Figure 2**.



Figure 2: Aerial photograph of the site

2 College Street is currently occupied by a single storey brick residential dwelling with separate single storey brick garage. 10 Monash Street consists of a single building with a separate garage. The building is used for business purposes with the previous tenant being a dentist.

Photographs of the site are shown at Figures 3-7.



Figure 3: 2 College Street

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Figure 4: 2 College Street



Figure 5: 2 College Street

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Figure 6: 10 Monash Road



Figure 7: 10 Monash Road

2.1 Surrounding Area

The surrounding land uses are illustrated in the aerial photograph at **Figure 8**. The surrounding uses comprise a mix of residential, commercial and light industrial uses along College Street, Monash Street and Victoria Avenue.

8, 8a and 8b Monash Road are residential dwellings. 2, 4, 6 and 6A Monash Road are business premises. A recently approved mixed use development is currently under construction at 1-9 Monash Road.

Adjoining the site to west are single storey residential dwellings. Further west along College Street are light industrial premises including a 3.8 ha block of industrial land. This land (known as 461-495 Victoria Road) is also the subject of a Planning Proposal which is seeking approval for additional land uses to allow for the future development of a Bunnings Warehouse.

The northern side of College Street opposite the site is also characterised by single storey residential dwellings.



Figure 8: Surrounding land uses

Photographs of the surrounding land uses are included at **Figures 9-18**.

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Figure 9: 2A College Street



Figure 10: Access way between 2 and 2A College Street

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Figure 11: Residential dwellings opposite 2 College Street



Figure 12: Light industrial uses on College, west of the site

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Figure 13: Retail and commercial uses at 2-6 Monash Road



Figure 14: Commercial uses at 6A Monash Rd, accessed via College Street



Figure 15: 8 Monash Road

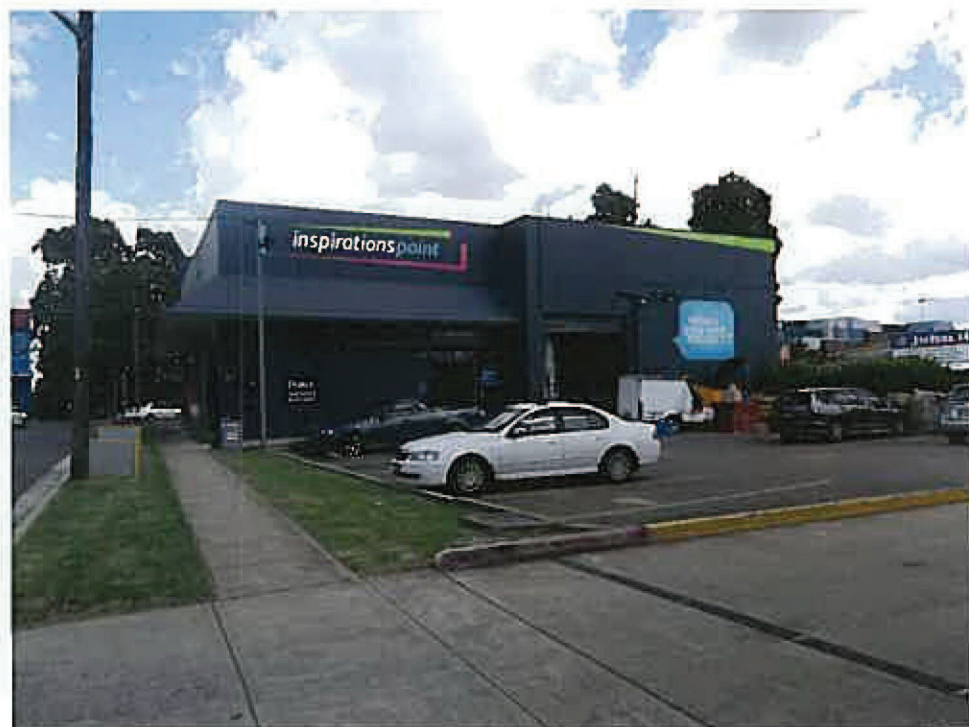


Figure 16: Commercial uses at corner of Monash Road and Victoria Road



Figure 17: 1-9 Monash Road (mixed use development under construction)



Figure 18: Retail uses at 13 Monash Road

2.2 Current Planning Controls

2.2.1 Ryde Local Environmental Plan 2010

2 College Street site is currently zoned R2 Low Density Residential under Ryde Local Environmental Plan 2010 (RLEP 2010). An extract from the zoning map is shown at **Figure 19**. The maximum building height limit is 9.5m and the maximum FSR is 0.5:1.

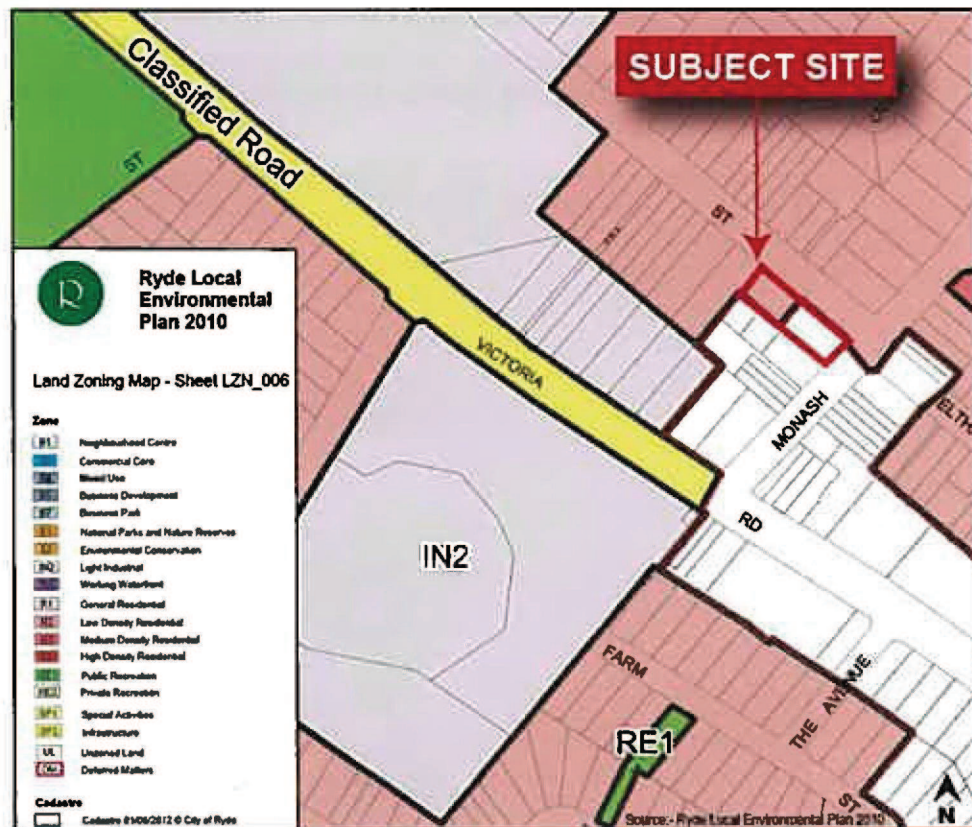


Figure 19: RLEP 2010 Zoning Map extract

The objectives of R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that the general low density nature of the zone is retained and that development for the purposes of dual occupancy (attached) and multi dwelling housing (attached) do not significantly alter the character of a location or neighbourhood.
- To ensure that new development complements or enhances the local streetscape.
- To maintain on sites with varying topography the two storey pitched roof form character of dwelling houses and dual occupancy (attached) developments.
- To ensure that land uses are compatible with the character of the area and responsive to community needs.

Current permitted land uses include boarding houses, dual occupancies (attached), dwelling houses, and multi dwelling housing. Shops and retail uses are not permissible.

Ryde Local Environmental Plan (Gladesville Town Centre and Victoria Road Corridor) 2010

10 Monash Road is subject to the planning controls in Ryde Local Environmental Plan (Gladesville Town Centre and Victoria Road Corridor) 2010.

Under RLEP 2010 (Gladesville Town Centre and Victoria Road Corridor) 10 Monash Road is zoned B4 Mixed Use. The maximum building height limit is 13m and the FSR is 1.8:1.

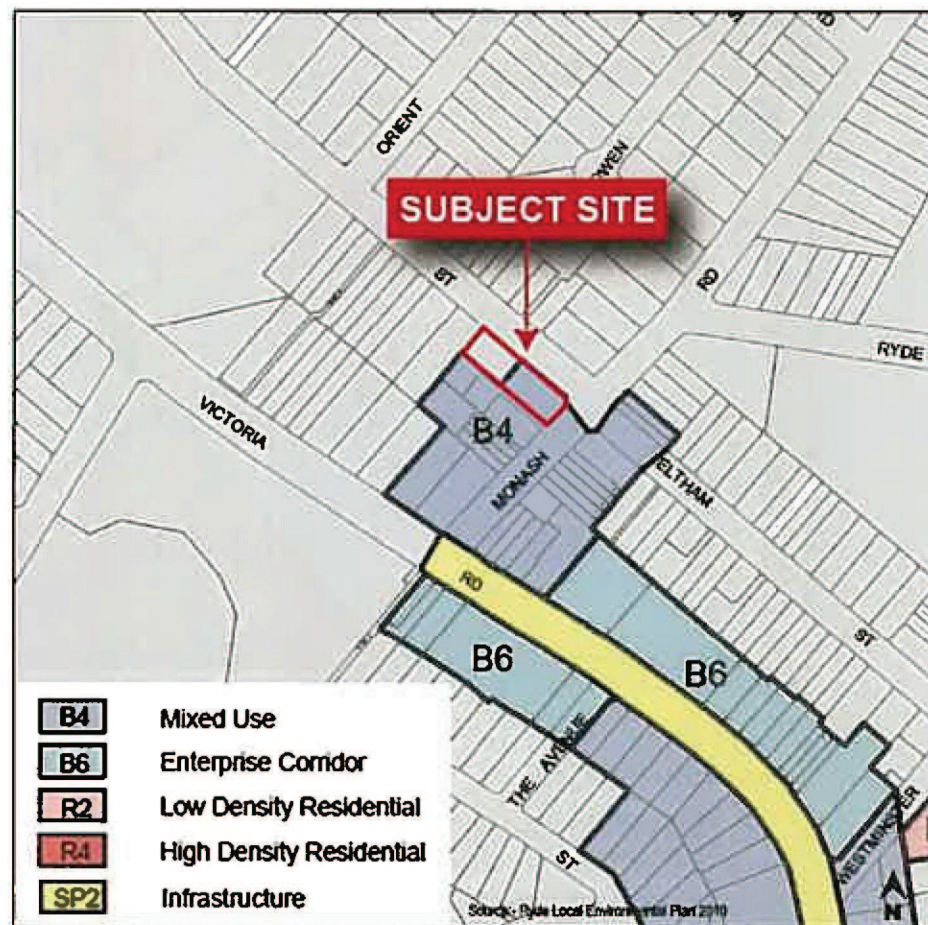


Figure 20: RLEP 2010 (Gladesville Town Centre and Victoria Road Corridor) Zoning Map extract

The objectives of the B4 zone are:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To create vibrant, active and safe communities and economically sound employment centres.
- To create safe and attractive environments for pedestrians.

- *To recognise and reinforce topography, landscape setting and unique location in design and land-use.*

Current permitted uses include boarding houses, commercial premises; shop top housing, multi dwelling housing and residential flat buildings.

2.2.2 Draft Ryde LEP 2011

In May and June 2012 Council exhibited Draft Ryde Local Environmental Plan 2011 (DLEP 2011). DLEP 2011 consolidates the planning controls in RLEP 2010 and the Ryde Local Environmental Plan (Gladesville Town Centre and Victoria Road Corridor) 2010 into one comprehensive LEP for Ryde.

DLEP 2011 proposes to the zone 2 College Street R2 Low Density Residential, with a height limit of 9.5m and maximum FSR of 0.5:1. The draft planning controls reflect the existing planning controls applicable to the site.

In relation to 10 Monash Road, DLEP 2011 proposes to zone the site B4 Mixed Use, with a height limit of 13m and an FSR of 1.8:1. Similarly, these draft planning controls reflect the existing planning controls applicable to 10 Monash Road.

Council has forwarded DLEP 2011 to the Minister for Planning and Infrastructure for approval and gazettal. It is expected the DLEP 2011 will be gazetted in mid 2013.

2.2.3 Ryde Development Control Plan 2010

Ryde DCP 2010 provides a range of planning controls for specific types of development (e.g. residential dwellings), specific sites and for urban centres. In particular Part 4.6 of the Ryde DCP 2010 provides detailed planning controls for the Gladesville Town Centre and Victoria Road Corridor. 10 Monash Road is within the Victoria Road Corridor, however 2 College Street is not within the Victoria Road Corridor, but adjoins the Corridor.

Part 4.6 of Ryde DCP provides a vision and development controls for the long term redevelopment of the Gladesville Town Centre and Victoria Corridor. Vision statements are also included for precincts in the corridor. The vision for the Monash Road precinct is provided below:

The northern precinct at Monash Road is to maintain its local retail role, whilst gaining additional retail, commercial and residential development. The precinct's heritage items and main street retail character are to be protected and enhanced with narrow frontage shopfronts and built forms that relate to the scale and character of existing buildings. The precinct will provide local shopping within a more cohesive built form and an improved public domain.

Part 4.6 of the Ryde DCP 2010 sets out the following controls for the Corridor and Monash Road Precinct:

- Built Form (heights, setbacks, active street frontages etc);
- Access (vehicular access, parking, site amalgamation);
- Public Domain (pedestrian connections, landscape character, urban elements); and
- Key Site controls (uses, building heights, building depth and separation etc).

The controls in Part 4.6 of the DCP are relevant to the future redevelopment of 2 College Street. Concurrent with the consideration of the amendment to the RLEP 2010, it is proposed to amend the relevant controls in Ryde DCP 2010. This is discussed in detail in Section 4.

3 The Planning Proposal

This Planning Proposal seeks to amend the relevant planning controls in Ryde LEP 2010 and RLEP (Gladesville Town Centre and Victoria Road Corridor) 2010 to:

- Zone 2 College Street B4 Mixed Use;
- Permit a maximum FSR of 1.7:1 at 2 College Street and 10 Monash Road;
- Permit buildings up to 12-13 metres in height at 2 College Street;
- Permit buildings up to 15 metres in height at 10 Monash Road

A detailed explanation of the amendments required to Ryde LEP 2010 and RLEP (Gladesville Town Centre and Victoria Road Corridor) 2010 is provided in **Section 4**.

If DLEP 2011 is gazetted prior to the finalisation of this Planning Proposal, the above changes are proposed to apply to DLEP 2011.

3.1 Objectives or Intended Outcome

2 College Street adjoins land in the Monash Road precinct which is identified for renewal including additional retail, commercial and residential development. The vision for the precinct is to allow urban renewal, whilst maintaining its local scale service role and providing a built form that relates to the scale and character of existing buildings.

The Planning Proposal is a site specific amendment to the RLEP 2010 and RLEP (Gladesville Town Centre and Victoria Road Corridor) 2010 to amend the land use zoning, height and floor space controls that apply to the site.

There is an opportunity to consolidate both lots into the Monash Road precinct and to redevelop both sites in an integrated development, contributing to the progressive urban renewal of the precinct. The objective of the Planning Proposal is to facilitate the redevelopment of the site by providing appropriate planning controls across both lots.

The intended outcome of the Planning Proposal is to amend the existing planning controls to facilitate a future mixed use development of the two adjoining lots which are now in the single ownership of the Quek family.

4 Explanation of Provisions

The Planning Proposal proposes the following amendments to Ryde LEP 2010 and Ryde LEP (Gladesville and Victoria Road Corridors) 2010.

Amendments to Ryde LEP 2010

- Amend the land application map to exclude 2 College Street from the LEP.
- Amend the Land Use Zoning map to unzone 2 College Street.
- Amend the Height of Buildings map to remove the current height limit applying to 2 College Street.
- Amend the FSR map to remove the FSR applying to 2 College Street.

Amendments to Ryde LEP (Gladesville and Victoria Road Corridor)

- Amend the land application map to incorporate 2 College Street into the LEP.
- Zone 2 College Street B4 Mixed Use.
- Amend the FSR Map to permit a maximum FSR of 1.7:1 at 2 College Street and 10 Monash Road;
- Amend the Height of Buildings Map to apply to 2 College Street and to permit buildings 12-13 metres in height.
- Amend the Height of Building Map applying to 10 Monash Road to permit buildings 15 metres in height.

The proposed changes to the LEP maps are illustrated in Section 5.5 of this report.

Amendment to Draft Ryde LEP 2011

If DLEP 2011 is gazetted prior to completion of the Planning Proposal the following amendments are proposed:

- Amend the zoning of 2 College Street from R2 Low Density Residential to B4 Mixed Use.
- Amend the FSR Map to change the FSR for 2 College Street from 0.5:1 to 1.7:1.
- Amend the FSR Map to change the FSR for 10 Monash Road from 1.8:1 to 1.7:1.
- Amend the Height of Buildings Map to change the building heights to 13m for the majority of the 2 College Street and 12m along its western boundary.
- Amend the Height of Building Map to change the building heights for 10 Monash Road from 13m to 15 metres.

Ryde DCP 2010

It is also proposed to amend Part 4.6 of Ryde DCP to support the proposed changes to the LEP. A discussion on amendments to Ryde DCP 2010 is included at Section 6. Mapping changes to the key site map of Chapter 4, Part 4.6 of Ryde DCP 2010 are included at **Appendix C**.

5 Justification

5.1 Need for the Planning Proposal

5.1.1 Is the Planning Proposal a result of any strategic study or report?

The Victoria Road corridor has been identified in the Ryde Local Planning Study as a corridor capable of urban renewal and redevelopment. Part 4.6 of Ryde DCP 2010 includes a vision, objectives and detailed controls for the Monash Road precinct including 10 Monash Road.

To support the proposed amendments to the planning controls Olsson Architects have prepared an urban design study. The urban design study details the rationale for the proposed future urban form. The urban design study is discussed in detail in Section 5.3.2 and is included at **Appendix A**.

5.1.2 Is the Planning Proposal the best means of achieving the objectives of intended outcomes, or is there a better way?

An amendment to the Ryde LEP 2010/Ryde LEP Gladesville Town Centre and Victoria Road Corridor is the only feasible way of achieving the desired future redevelopment of the consolidated site.

Clause 4.6 – Exception to Development Standards of Ryde LEP 2010 does provide the ability to vary the height and floorspace controls for a future development on the site, however the site zoning does not permit a medium density development on 2 College Street (i.e three storey residential flat building or shop top housing).

Therefore the most appropriate means of achieving urban renewal of the consolidated site is to amend the LEPs. This will provide greater certainty and enable the new planning controls to be informed by an urban design analysis that has tested the built form outcomes.

The Planning Proposal is considered to be the best and most appropriate means of achieving the intended outcomes.

5.2 Relationship to strategic planning framework

5.2.1 Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The regional strategic planning context for the consideration of this Planning Proposal includes:

- *Metropolitan Plan for Sydney 2036* released by the NSW Government in December 2010;
- *Draft Metropolitan Strategy for Sydney to 2031* released for public comment in March 2013; and
- the *Inner North Draft Subregional Strategy* (draft Subregional Strategy) exhibited in 2007.

Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036 sets out a strategic planning framework that aims to:

- strengthen a Sydney's role as a global city and Parramatta's role as Sydney premier regional city;
- grow and renew urban centres and corridors;

- plan for 70% of new housing in existing suburbs and 30% in greenfield areas;
- plan for 760,000 new jobs;
- target development in areas serviced or accessible to public transport and transport corridors.

Victoria Road is identified as one of Sydney's key transport corridors. One of the identified actions in the Metropolitan Plan is to encourage low rise medium density housing around smaller centres by ensuring local planning controls allow more housing of this type. The Planning Proposal seeks to amend the planning controls to allow for a 3-4 storey mixed use development within the Victoria Road Corridor. The Planning Proposal will facilitate development in a major corridor and is consistent with the broad objectives of the Metropolitan Strategy.

Inner North Draft Subregional Strategy

The Inner North Draft Subregional Strategy has set a subregional housing target of 30,000 additional homes by 2031. The housing target for the Ryde LGA is 12,000 dwellings by 2031. The strategy aims to focus residential development within centres and corridors with access to public transport and local services. In particular it aims to focus residential development around, town centres, villages and neighbourhood centres.

The draft Subregional Strategy encourages Councils to zone land to provide the capacity for the majority of new dwellings to be located in strategic and local centres. The draft strategy also promotes and targets the renewal of local centres to maintain and improve their viability and their existing character. The Planning Proposal will facilitate a mixed use development in a neighbourhood centre consistent with the broad objectives and aims of the Draft Subregional Strategy.

5.2.2 Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Ryde Local Planning Study

Council prepared a Local Planning Study (LPS) to guide future growth in Ryde over the next 10 years and to inform the preparation of a DLEP 2011. The LPS was also prepared in response to the Metropolitan Strategy and Inner North Draft Subregional Strategy. The LPS comprises several components, the most relevant being the Centres and Corridors section of the LPS.

The Victoria Road corridor is an area identified as capable of urban renewal and redevelopment and the study established the desired future character for Victoria Road including:

- A significant commuter corridor.
- A significant local employment corridor linking strategic employment lands and economically vital town centres.
- A link between the historic centres of West Ryde, Ryde Town Centre and Gladesville.
- An attractive streetscape that includes tree lined streetscapes between vibrant town centres.

The Monash Road Precinct is envisaged to provide a mix of convenience retail and services to local residents and workers as well as providing specialist goods and services to the wider community.

The proposed zoning and likely future land use for the site is consistent with the strategic directions of the LPS.

5.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

An assessment of the Planning Proposal against the applicability and consistency with State Environmental Planning Policies is included at **Appendix D**.

The Planning Proposal is not inconsistent with the applicable SEPPs.

5.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

An assessment of the Planning Proposal against the applicability and consistency with Ministerial Directions is included at **Appendix E**. The Planning Proposal is consistent with the relevant Ministerial Directions. The main direction of relevance is discussed below.

Direction 3.1 – Residential Zones

The objectives of this Direction are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs;*
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and*
- (c) to minimise the impact of residential development on the environment and resource lands.*

The Direction states that a Planning Proposal must:

- (a) broaden the choice of building types and locations available in the housing market, and*
- (b) make more efficient use of existing infrastructure and services, and*
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) be of good design.*

The Direction also states that a Planning Proposal must:

- (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and*
- (b) not contain provisions which will reduce the permissible residential density of land*

The Planning Proposal is seeking to facilitate a mixed use development of the site. A future mixed use development will add additional dwelling stock and provide a mix of apartment sizes which will potentially include 1, 2, and 3 bedroom apartments.

The Planning Proposal promotes the efficient use of land that is serviced by existing infrastructure and which can contribute to the infill housing objectives and targets of the Metropolitan Plan and Draft Inner North Subregional Strategy.

The Planning Proposal also seeks to increase the density of development on the land, particularly 2 College Street where the FSR and building heights are proposed to increase.

5.3 Environmental, social and economic impacts

5.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is located in a highly urbanised area and has been developed for urban purposes. There is limited vegetation on the site and it is unlikely to contain critical habitat or threatened species.

5.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The likely environmental effects of the Planning Proposal are potential built form and traffic impacts.

Built Form

Ryde DCP 2010 recognises that the Monash Road precinct area is in need of rejuvenation and that appropriately scaled development can revitalise the precinct. The building envelopes (and hence FSR) proposed have been designed with regard to the future built form envisaged in Ryde DCP 2010 and the lower scale residential development on College Street.

The urban design principles that have informed the basis for the new building envelope and proposed amendments are:

- To create a cohesive small centre with a continuous retail or commercial uses at ground level on the Monash and Victoria Road frontages and at the corner of Monash Road and College Street.
- To ensure that setbacks are appropriate to the building location and use. Zero setbacks are proposed on the corner of College Street and Monash Road to reinforce the street corner.
- The building envelopes in residential buildings include balconies and façade articulation.
- Stepped heights along College Street are to be provided to establish a transition in building heights from new development to the existing low density residential dwellings to the west and north of the site.

The future built form is envisaged to be 4 storeys fronting Monash Road and at the corner of College Street, stepping down to three storeys on College Street. The ground floor frontage on Monash Road and at the corner of Monash Road and College Street will comprise retail/commercial uses to provide an active street frontage.

A 15m height limit is proposed for 10 Monash Road (corner of Monash Road and College Street). It is proposed to increase the maximum building height on 2 College Street to 13m across the majority of the site, which reflects the height limit that currently applies to Monash Road. A 12m height is proposed along a small strip of land along the site's western boundary. This will provide a stepping down in height to the existing residential properties to the west of the site.

Zero setbacks are proposed on the Monash Road frontage and at the corner of Monash Road and College Street. On 2 College Street where ground floor residential uses are proposed the building envelope is setback 2m.

The building envelope will enable a development density or floor space ratio (FSR) of 1.7:1. This FSR has been tested through the schematic designs which are included as part of the urban design study at **Appendix A**. The FSR is lower than the 1.8:1 FSR that currently applies to 10 Monash Road, however the FSR for 2 College Street has increased. The FSR proposed reflects the building heights proposed over both sites.

An illustrative photomontage of the development is potentially achievable within the proposed building envelope is included at **Appendix A**.

The urban design study at **Appendix A** includes a high level assessment of the proposal against the ten design quality principles of State Environmental Planning Policy No 65 — Design Quality of Residential Flat Development (SEPP 65). Due to the orientation of the site and relatively small building envelopes, more than 70% of the units will be able to receive a minimum 3 hours of direct sunlight and more than 60% of apartments will be able to be naturally ventilated.

The building envelopes are setback 6m from the (north) western boundary and from the southern boundary in compliance with SEPP 65 requirements. The setbacks will allow for the provision of communal private open space and landscaping including deep soil planting.

Traffic

A traffic and parking assessment report has been prepared by Varga Traffic Planning Pty Ltd and is included at **Appendix F**. The report analyses the existing road network conditions and performance of key intersections and assesses the road network impacts and parking and loading implications of the proposal.

The traffic and parking assessment has been based on an indicative development yield of 25 residential apartments (1, 2 and 4 bedrooms) and approximately 167m² of commercial/retail floorspace. The development concept also includes the provision of 34 off-street car parking spaces and a separate on-site loading and servicing bay.

The development concept achievable under the Planning Proposal is expected to result in a minor increase in traffic generation of less than 6 vehicles per hour, which would not result in any adverse impacts to the road network or require road improvements. The development concept for the site indicated that 34 off-street car parking can be provided on the site and therefore satisfy the parking requirements of Council's DCP. The layout of the off-street parking facilities is also capable of achieving compliance with the relevant Australian Standards. The separate loading bay is also capable of being designed to accommodate a variety of light commercial vehicles including small rigid garbage trucks and removalist trucks.

In summary the proposed future development envisaged for the site under this Planning Proposal will not have any unacceptable traffic and parking impacts.

5.3.3 Has the Planning Proposal adequately addressed any social and economic effects?

The future development of the site will include floorspace for retail and/or commercial purposes and therefore provide opportunities for local businesses and employment.

The Planning Proposal will also allow for a mixed use development that will contribute to the urban renewal of the precinct along with the recently approved and under construction, Monash Hill development at 1-9 Monash Road.

The future redevelopment of the site will also generate construction jobs and provide modern retail/commercial floorspace for local business.

5.4 State and Commonwealth interests

5.4.1 Is there adequate public infrastructure for the Planning Proposal?

The site is located in an area that is already well serviced by public infrastructure. The proposed future mixed use development of the site is not expected to generate significant additional demand on infrastructure services. If local augmentation of infrastructure is required this will be assessed and determined once a detailed design is prepared.

Potential traffic impacts associated with the development are discussed in Section 5.3.2 above and there are no major upgrades to road infrastructure anticipated.

5.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with the remaining relevant State and Commonwealth public authorities can be undertaken in conjunction with the exhibition of the Planning Proposal following Gateway Determination.

5.5 Mapping

The Planning Proposal will require the following mapping amendments as set out in Tables 2 and 3 below.

Table 2: Mapping Amendments to Ryde LEP (Gladesville Town Centre and Victoria Road) 2010	
Map	Change
Land Application	Boundary amended to include 2 College Street
Land Use Zoning	- Boundary amended to include 2 College Street 2 College Street land zoned to B4 Mixed Use
Height of Buildings Map	- Boundary amended to include 2 College Street - Building Heights on 2 College Street proposed to be 12m and 13m - Building Heights on 10 Monash Road proposed to be 15m
Floor Space Ratio	- Boundary amended to include 2 College Street - FSR of 1.7:1 proposed for 2 College Street and 10 Monash Road

The above amendments are illustrated in Figures 21 to 24 below.



Figure 21: Proposed Town Centre boundary under Ryde (Gladesville Town Centre and Victoria Road Corridor LEP)



Figure 22: Proposed B4 zoning under Ryde (Gladesville Town Centre and Victoria Road Corridor) LEP

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Figure 23: Proposed Height of Buildings (m) under Ryde (Gladesville Town Centre and Victoria Road Corridor) LEP



Figure 24: Proposed Floor Space Ratio under Ryde (Gladesville Town Centre and Victoria Road Corridor) LEP

In addition, the Ryde LEP 2010 maps require amendment to remove the planning controls applying to 2 College Street. These amendments are detailed in **Table 3** below.

Table 3: Mapping Amendments to Ryde LEP 2010	
Map	Change
Land Application – LAP_001	• Amend map to include 2 College Street within the area identified as a deferred matter
Land Use Zoning – Sheet LZN_006	• Amend map to include 2 College Street within the area identified as a deferred matter
Height of Buildings Map HOB_006	• Amend the map to remove the height limit applying to 2 College Street
Floor Space Ratio	• Amend the map to remove the FSR applying to 2 College Street

5.6 Community Consultation

If the Planning Proposal is supported by Council it will be forwarded to the Department of Planning and Infrastructure for Gateway Determination in accordance with Sections 56 and 57 of the *Environmental Planning and Assessment Act 1979*.

Opportunities for public comment on the Planning Proposal can be made during its formal public exhibition period.

6 Proposed Amendments to Ryde DCP 2010

As discussed in Section 2.2.3, Part 4.6 of the Ryde DCP 2010 provides detailed planning controls for the Gladesville Town Centre and Victoria Road Corridor. Part of the site being 10 Monash Road is within the Victoria Road Corridor, however 2 College Street is not within the corridor. Therefore it is necessary to amend Part 4.6 of the Ryde DCP 2010. Table 4 details the mapping amendments required to Ryde DCP 2010.

Table 4: Mapping Amendments to Ryde DCP 2010 Part 4.6

Figure/Map	Change
Figure 4.6A Land to which this plan applies	Amend map to include 2 College Street within the area
Figure 4.6B Precincts Vision Plan	Amend map to include 2 College Street within the Monash Road Precinct
Figure 4.6C Public Domain Vision Plan	Amend the map to include 2 College Street within the area
Figure 4.6D Built Form Heights Plan	Amend the map to include building heights in storeys for 2 College Street
Figure 4.6E Active Street Frontages Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6F Buildings abutting the Street Alignment	Amend map to include 2 College Street within the area
Figure 4.6G Setbacks Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6J Gladesville Conservation Area Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6K Awnings Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6L Parking Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6M Pedestrian Connections Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6N Public Domain Framework Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6O Landscape Character Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6P Urban Elements Control Drawing	Amend map to include 2 College Street within the area
Figure 4.6V Key Sites Plan	Amend map to include 2 College Street within the area
Figure 4.6W Block 02, 03 and 04 3D Model	Replace drawing with updated 3D model
Figure 4.6X Block 02, 03 and 04 Built Form Plan	Replace built form plan with amended drawing showing proposed built form

Updated Key Site drawings for Figures 4.6W and 4.6X are included at **Appendix C**.

The following amendments to the built form controls are also proposed for the Monash Road precinct:

Building Uses and Ground Floor Activities

- Provide commercial or retail uses fronting Monash Road and at the corner of Monash Road and College Street. Ground floor residential uses are to be provided fronting College Street.

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Building Setbacks

- Provide a 2m setback for ground floor residential uses fronting College Street. Upper levels above the ground floor residential uses should also be setback 2m.
- Provide zero setbacks at the corner of Monash Road and College Street for ground floor and upper levels.

7 Conclusion

The Planning Proposal seeks to amend the land use zoning, height and FSR controls that apply to 2 College Street and the height control that applies to 10 Monash Road to facilitate a future mixed use development of the site.

The site comprises two lots within and adjacent to the Monash Precinct which is within the Victoria Road Corridor. The Planning Proposal seeks to facilitate and encourage urban renewal on the site consistent with the vision for the Monash Road precinct is detailed in the Ryde DCP 2010.

The Planning Proposal is also consistent with the objectives and strategies of the Metropolitan Plan and draft Inner North Subregional Strategy in that it will:

- facilitate the delivery of medium housing within the Monash Road Precinct;
- deliver housing and jobs potential in an area that is accessible to public transport services;
- provide housing that is accessible to employment, services, community facilities in the Gladesville Town Centre and Ryde Town Centre; and
- allow for a future built form that is an appropriate form and density for the site and locality.

The future built form proposed for the site is a lower scale mixed use medium density development that will provide a mix of apartments and retail/commercial floorspace fronting Monash Road and contributing future activation of the precinct. The proposed building envelopes have been designed to provide appropriate amenity for the new dwellings as well as the existing surrounding residential development.

This submission has demonstrated that there will be minimal environmental impact from the proposed amendment to the LEP planning controls. We therefore recommend Council support the proposed amendments to Ryde LEP 2010, Ryde LEP (Gladesville Town Centre and Victoria Road Corridors) 2010, and the Ryde DCP 2010.