



Planning Proposal

10 Monash Rd & 2 College St
Gladesville

Part 2
Urban Design Study:
Proposed Amendments to
Ryde LEP & DCP 2010

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1.0	Introduction	Pg 1
1.1	Background	
2.0	Proposed Amendments to the LEP 2010	
2.1	Proposed Boundary	Pg 2
2.2	Zoning	Pg 3
2.3	Height of Buildings (m)	Pg 4
2.4	Floor Space Ratio	Pg 5
3.0	Building Envelopes	
3.1	Building Envelope Plan	Pg 6
3.2	Building Envelope 3d	Pg 7

1.1 Background

The proposed amendments to the planning controls form part of a Planning Proposal for the re-zoning of the lot at 2 College Street and the amendment of the development controls for 10 Monash Road and 2 College Street Gladesville.

The proposed amendments to the Ryde LEP 2010 are shown in Section 2 of this document and the proposed amendments to the Monash Road Key Site in DCP 2010 are shown in Section 3.

2. Proposed Amendments to the LEP 2010

2.1 Proposed Boundary

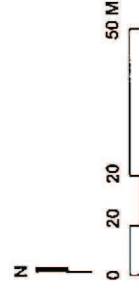


EXISTING

- SITE: 10 MONASH ROAD & 2 COLLEGE STREET GLADESVILLE
- EXISTING TOWN CENTRE BOUNDARY
- PROPOSED TOWN CENTRE BOUNDARY



PROPOSED



2.2 Zoning



EXISTING

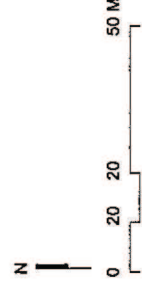
B4 MIXED USE

B6 ENTERPRISE CORRIDOR

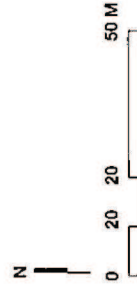
— TOWN CENTRE BOUNDARY



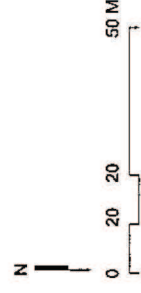
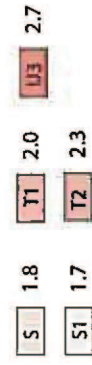
PROPOSED



2.3 Height of Buildings (metres)



2.4 Floor Space Ratio



3. Building Envelopes

3.1 Building Envelope Plan

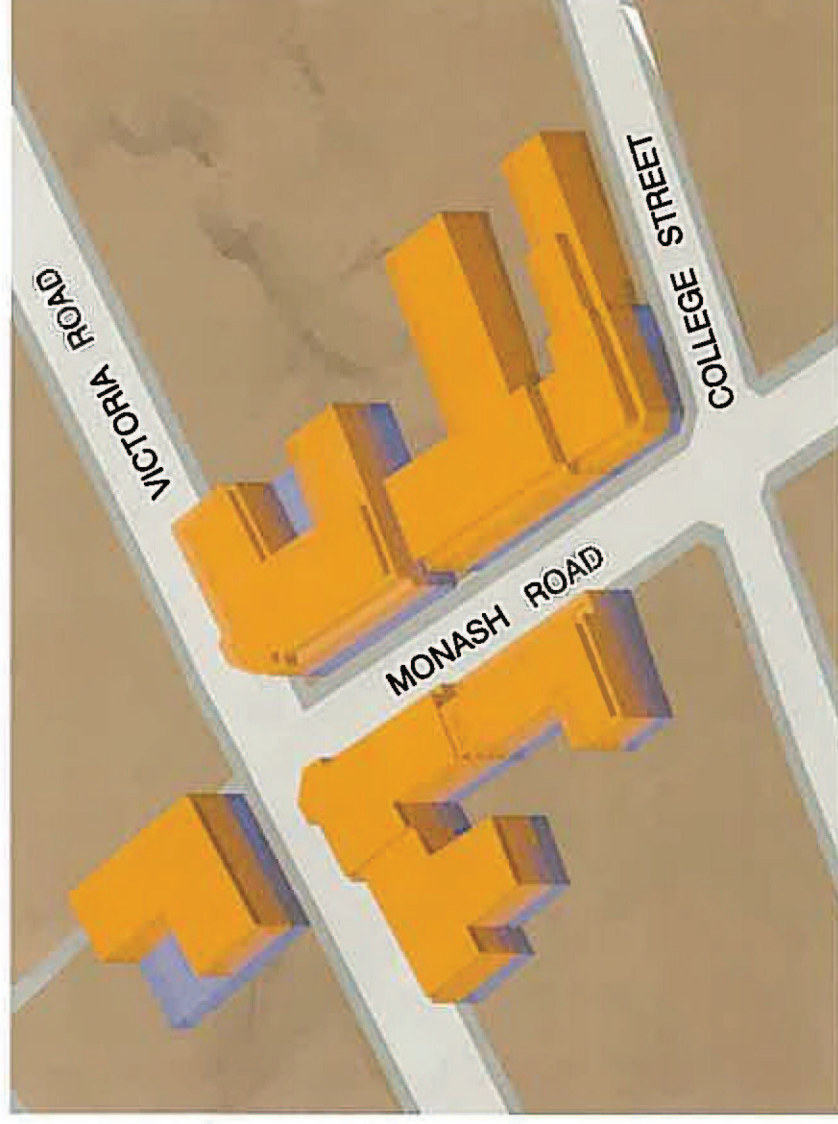


- EXISTING & DRAFT HERITAGE ITEMS
- RETAIL/COMMERCIAL GROUND FLOOR
- RETAIL/COMMERCIAL/RESIDENTIAL
- STREET ARTICULATION ZONE
- REAR ARTICULATION ZONE
- PUBLICLY ACCESSIBLE OPEN SPACE
- BUILDING HEIGHTS
- CONTROL DIMENSIONS
- SECTION LINES
- CAR ACCESS
- TRAFFIC DIRECTION

N



3.2 Building Envelope 3d



Assessment of State Environmental Planning Policies

Environmental Planning Instrument	Consistency
SEPP 1 Development Standards	Not applicable - SEPP 1 does not apply to Ryde LEPs.
SEPP 4 Development Without Consent and Miscellaneous Exempt and Complying Development	Not applicable SEPP 4 does not apply to Ryde LEPs.
SEPP 6 Number of Storeys in a Building Consistent	The Planning Proposal does not propose controls for numbers of storeys. A building height development standard (in metres) is proposed to control height and scale.
SEPP 14 Coastal Wetlands	Not applicable
SEPP 15 Rural Landsharing Communities	Not applicable
SEPP 19 Bushland in Urban Areas	Not applicable
SEPP 21 Caravan Parks	Not applicable
SEPP 22 Shops and Commercial Premises	Not applicable
SEPP 26 Littoral Rainforests	Not applicable
SEPP 29 Western Sydney Recreation Area	Not applicable
SEPP 30 Intensive Agriculture	Not applicable
SEPP 32 Urban Consolidation (Redevelopment of Urban Land)	The Planning Proposal promotes urban consolidation by seeking additional housing in an urban area service by infrastructure and accessible to transport, shops and employment opportunities.
SEPP 33 Hazardous and Offensive Development	Not applicable
SEPP 36 Manufactured Home Estates	Not applicable
SEPP 39 Spit Island Bird Habitat	Not applicable
SEPP 41 Casino Entertainment Complex	Not applicable
SEPP 44 Koala Habitat Protection	Not applicable
SEPP 47 Moore Park Showground	Not applicable
SEPP 50 Canal Estate Development	Not applicable
SEPP 52 Farm Dams, Drought Relief and Other Works	Not applicable
SEPP 53 Metropolitan Residential Development	Not applicable
SEPP 55 Remediation of Land.	Capable of complying
SEPP 59 Central Western Sydney Economic and Employment Area	Not applicable
SEPP 60 Exempt and Complying Development	Not applicable because SEPP 60 does not apply to Ryde LEP 2010.
SEPP 62 Sustainable Aquaculture	Not applicable
SEPP 64 Advertising and Signage	Not applicable.
SEPP 65 Design Quality of Residential Flat Development	Applicable to a future development application. Capable of complying
SEPP 70 Affordable Housing (Revised Schemes)	Not applicable
SEPP 71 Coastal Protection	Not applicable
SEPP (Affordable Rental Housing) 2009	Not applicable

Planning Proposal

2 College Street and 10 Monash Road, Gladesville

Environmental Planning Instrument	Consistency
SEPP (Building Sustainability Index: BASIX) 2004	Applicable to a future development application.
SEPP (Exempt and Complying Development Codes) 2008	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP. This SEPP may apply to future development
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable
SEPP (Infrastructure) 2007	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Development) 2005	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (SEPP 53 Transitional Provisions) 2011	Not applicable
SEPP (State and Regional Development) 2011	The proposal is not state or regional development or state significant infrastructure.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Temporary Structures) 2007	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable
Deemed SEPPs	
REP 9 Extractive Industry (No 2-1995)	Not applicable
REP 11 Penrith Lakes Scheme	Not applicable
REP 16 Walsh Bay	Not applicable
REP 19 Rouse Hill Development Area	Not applicable
REP 20 Hawkesbury–Nepean River (No. 2-1997)	Not applicable
REP 24 Homebush Bay Area	Not applicable
REP 25 Orchard Hills	Not applicable
REP 26 City West	Not applicable
REP 28 Parramatta	Not applicable
REP 30 St Marys	Not applicable
REP 33 Cooks Cove	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	The Planning Proposal will not contain provisions that would be inconsistent with, or hinder the application of the SEPP.

Assessment of Consistency with Section 117 Directions

Section 117 Direction	Consistency
1. Employment and Resources	
1.1 Business and Industrial Zones	Not applicable
1.2 Rural Zones	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	Not applicable
1.4 Oyster Aquaculture	Not applicable
1.5 Rural Lands	Not applicable
2. Environment and Heritage	
2.1 Environment Protection Zones	Not applicable
2.2 Coastal Protection	Not applicable
2.3 Heritage Conservation	The land does not include heritage items. The Ryde LEPs currently contain provisions for the conservation and protection of heritage items and areas
2.4 Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	The Planning Proposal promotes the efficient and economic use of land that is serviced by existing infrastructure The Planning Proposal is consistent with the direction as it will facilitate the future development of a mix of dwellings. The Planning Proposal also seeks to increase the density of development on the land.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable
3.3 Home Occupations	Not applicable
3.4 Integrating Land Use and Transport	The Planning Proposal will encourage urban renewal of a local centre with access to public transport, shops and employment,
3.5 Development Near Licensed Aerodromes	Not applicable
3.6 – Shooting Ranges	Not applicable
4. Hazard and Risk	
4.1 Acid Sulfate Soils	The land is not affected by Acid Sulphate Soils.
4.2 Mine Subsidence and Unstable Land	Not applicable
4.3 Flood Prone Land	The land is not flood prone
4.4 Planning for Bushfire Protection	The land is not bushfire prone land.
5. Regional Planning	
5.1 Implementation of Regional Strategies	There are no Regional Strategies that apply. Consistency with the draft Inner North Subregional Strategy is discussed in Section 5.2
5.2 Sydney Drinking Water Catchments	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

Planning Proposal

2 College Street and 10 Monash Road, Gladesville

Section 117 Direction	Consistency
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked 18 June 2010
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008. See Direction 5.1
5.7 Central Coast	Revoked 10 July 2008. See Direction 5.1
5.8 Second Sydney Airport: Badgerys Creek	Not applicable
6. Local Plan Making	
6.1 Approval and Referral Requirements	Consistent. The Planning Proposal does not include referral or concurrence provisions.
6.2 Reserving Land for Public Purposes	Consistent. The Planning Proposal does not alter, create or reduce the reservation of land for public purposes.
6.3 Site Specific Provisions	Consistent. The proposed zoning and development standards are consistent with the existing provisions in the Ryde LEP (Gladesville Town Centre and Victoria Road Corridor)
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Strategy	Consistent. Refer to discussion at Section 5.2