

## Planning Services

### Gateway Determination Report

<b>LGA</b>	Ryde
<b>RPA</b>	City of Ryde Council
<b>NAME</b>	Planning Proposal – 17 Acacia Street and 16 Vera Street, Eastwood
<b>NUMBER</b>	PP 2018 RYDEC 004 00
<b>LEP TO BE AMENDED</b>	Ryde Local Environmental Plan 2014
<b>ADDRESS</b>	17 Acacia Street and 16 Vera Street, Eastwood
<b>DESCRIPTION</b>	Lot 69 DP 17583 and Lot 14 DP 26340
<b>RECEIVED</b>	9 March 2018
<b>FILE NO.</b>	IRF18/1208
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal

## INTRODUCTION

### Description of planning proposal

To facilitate the disposal and redevelopment of the site which is now surplus to the needs of the Uniting Church, the planning proposal seeks to amend *Ryde Local Environmental Plan 2014* (Ryde LEP 2014) as applicable to the site as follows:

- rezone the land from SP2 Infrastructure - Place of Public Worship to R2 Low Density Residential;
- introduce a maximum building height of 9.5 metres;
- introduce a maximum floor space ratio (FSR) of 0.5:1; and
- introduce a minimum lot size of 580 square metres.

### Site description

The subject site comprises two lots that adjoin on the north-south axis in the suburb of Eastwood, approximately 13 kilometres north-west of Sydney CBD (**Figure 1**). The lot fronting Acacia Street is known as 17 Acacia Street, Eastwood; is legally described as Lot 69 DP 17583; and has a site area of 814.7 square metres. The lot fronting Vera Street is known as 16 Vera Street, Eastwood; is legally described as Lot 14 DP 26340 and has a site area of 1,198.8 square metres. Combined the total site area is 2,013.5 square metres. Refer to **Figure 2** for further detail.

The site comprises a church building (17 Acacia Street), a dwelling house (manse) (16 Vera Street) and a related hall located between the church and the manse.

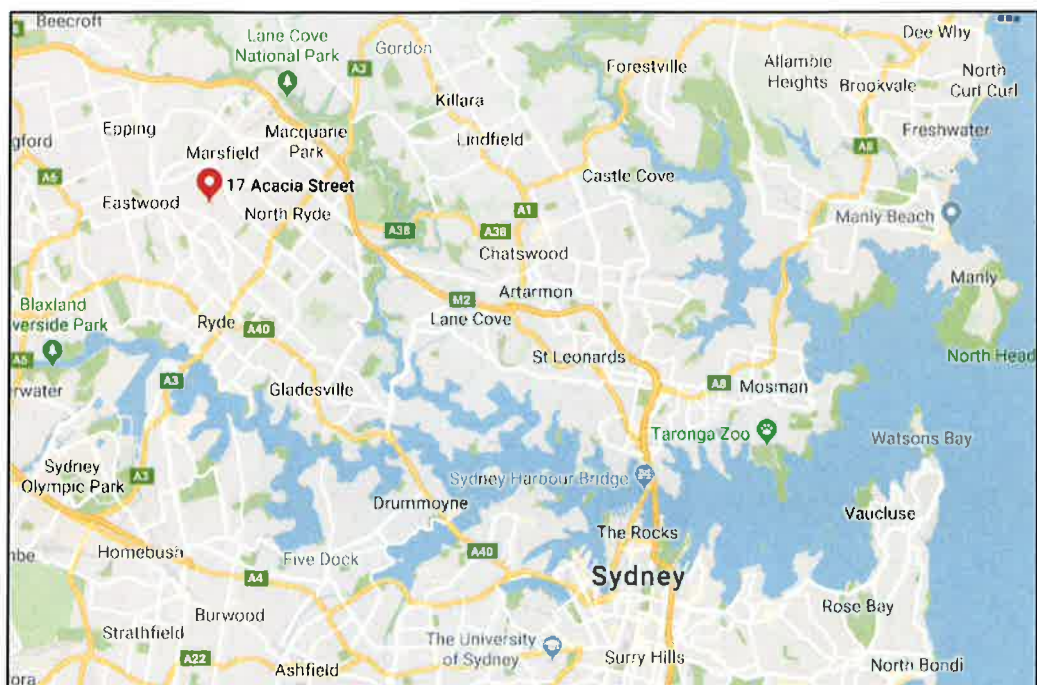


Figure 1: Location of the site in the broader context (Source: Google Maps)



Figure 2: Aerial view of site (Source: Nearmap)

### Existing planning controls

The subject site is currently zoned SP2 Infrastructure – Place of Public Worship under Ryde LEP 2014 (**Figure 3**). Land uses permitted with consent in this zone are roads, places of public worship and any development that is ordinarily incidental or ancillary to that use. Under Ryde LEP 2014 there are no development standards that apply to the site (**Figure 4**).



Figure 3: Extract of current Land Zoning Map (map sheet 5) (Source: NSW Legislation)

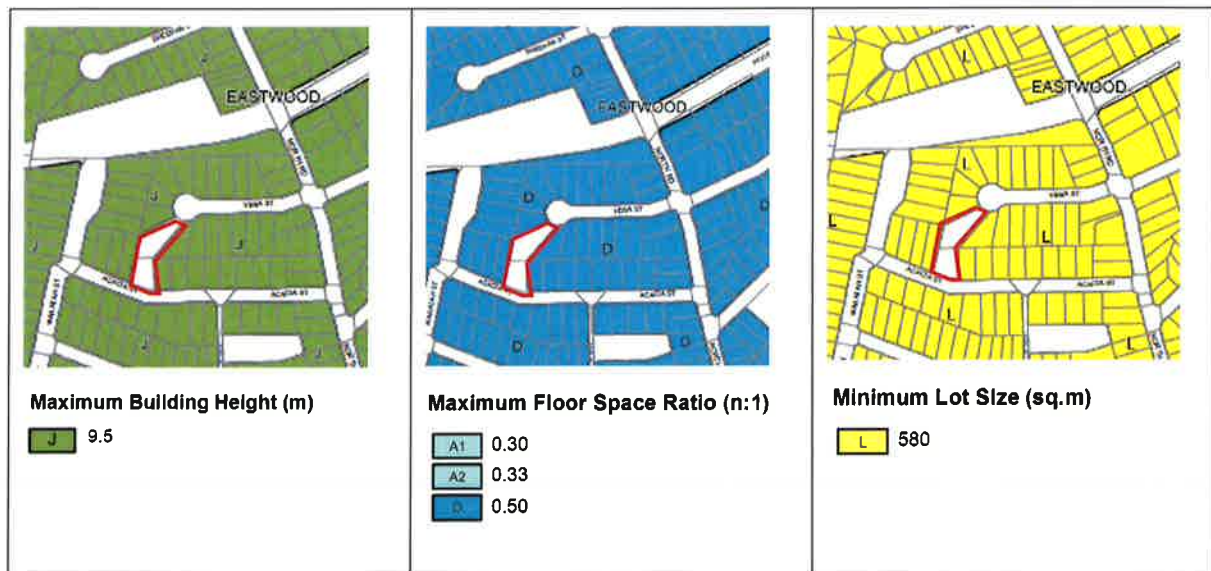


Figure 4: Extracts of current Height of Buildings Map, Floor Space Ratio Map and Lot Size Map (map sheet 5) (Source: NSW Legislation)

## Surrounding area

Development adjoining the site to the east and west, and in the wider surrounding area, is residential, in the form of detached dwelling houses ranging in height between one to two storeys.

Ryde LEP 2014 zones the surrounding residential land R2 Low Density Residential and applies a maximum building height of 9.5 metres, a maximum floor space ratio control of 0.5:1, and a minimum lot size of 580 square metres (Figures 3 and 4).

## **Summary of recommendation**

It is recommended that the planning proposal proceed with conditions as it will allow for the disposal and redevelopment of the land consistent with the surrounding low density residential area.

## **PROPOSAL**

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### **Objectives or intended outcomes**

The statement of objectives adequately describes the intention of the planning proposal. The primary objective of the planning proposal is to provide the subject site with the same zoning and development standards as currently exist for the surrounding suburb's low scale residential development.

### **Explanation of provisions**

The explanation of provisions adequately addresses the intended method of achieving the objective of the planning proposal. The proposal seeks to amend *Ryde Local Environmental Plan 2014* as it relates to the site as follows:

- rezone the land from SP2 Infrastructure - Place of Public Worship to R2 Low Density Residential;
- introduce a maximum building height of 9.5 metres;
- introduce a maximum floor space ratio (FSR) of 0.5:1; and
- introduce a minimum lot size of 580 square metres.

### **Mapping**

The planning proposal seeks to amend four maps under Ryde LEP 2014; that being the Land Use Zoning Map, the Height of Buildings Map, the Floor Space Ratio Map and the Minimum Lot Size Map. The proposal will need to be updated to include maps which clearly show both the existing and proposed controls for the site. Maps are to be consistent with the Department's Standard Technical Requirements for Spatial Datasets and Maps (Version 2.0 August 2017).

## **NEED FOR THE PLANNING PROPOSAL**

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The proposal is not the result of a specific strategic study or report. The proposal is the result of the church building and associated ancillary development on the subject land becoming surplus to the needs of the Eastwood Uniting Church who have the stewardship of the property on behalf of the Uniting Church Property Trust (NSW).

Under the site's existing zone, SP2 Infrastructure – Place of Public Worship, redevelopment of the site for residential purposes where it does not form an ancillary function to the use of the land as a place of public worship is prohibited. As such, to provide for greater flexibility in how the land is redeveloped consistent with the surrounding residential environment, the land must be rezoned.

It is considered the proposal is the best means for achieving the intended outcomes sought by the planning proposal.

## STRATEGIC ASSESSMENT

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### State

In March 2018, the Greater Sydney Commission published 'A Metropolis of Three Cities - the Greater Sydney Region Plan'. While this plan does not specifically make reference to the site, a relevant objective related to Liveability is *Objective 10: Greater Housing Supply*. The planning proposal is considered consistent with this objective as it will contribute to housing supply, albeit on a small scale, in an established residential area that is consistent with the built form of the surrounding area.

The planning proposal should be updated to refer to the 'A Metropolis of Three Cities - the Greater Sydney Region Plan' (March 2018).

### District

In March 2018, the Greater Sydney Commission published the North District Plan, one of five 20 year district plans that guide implementation of 'A Metropolis of Three Cities - the Greater Sydney Region Plan' and bridges the gap between regional and local planning. While the North District Plan does not specifically make reference to the site, it does identify the need to create capacity for new housing in the right locations, such as local infill developments where there are links to existing local infrastructure.

The planning proposal is considered consistent with the North District Plan's *Planning Priority N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport*, in that, it will provide local infill development in a lower density part of suburban Greater Sydney undergoing replacement of older housing stock.

The planning proposal should be updated to refer to the North District Plan (March 2018).

### Local

The planning proposal is consistent with *Ryde Local Planning Study 2010* and *Ryde 2025 Community Strategic Plan* as the proposed amendments to Ryde LEP 2014 reflect the character of the existing neighbourhood and will contribute towards the additional housing needs of the community.

### Section 9.1 Ministerial Directions

The following Section 9.1 Ministerial Direction are relevant to the planning proposal:

3.1 Residential Zones

3.4 Integrating Land Use and Transport; and

7.1 Implementation of the Metropolitan Plan for Sydney

The proposal is consistent with the applicable Section 9.1 Directions.

### 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**

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### **Social**

The planning proposal is not expected to have any significant adverse social impacts.

### **Environmental**

The proposal is not expected to have any significant environmental impacts. The site has already been developed for urban purposes, and use of the site for residential purposes will likely generate less traffic and street parking compared to the existing church use.

### **Economic**

The planning proposal will have a positive economic impact as will result in an increase in housing supply in an area where servicing and infrastructure requirements already exist.

## **CONSULTATION**

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### **Community**

The planning proposal states that a 14 day exhibition period is anticipated.

The planning proposal is deemed to be 'low' impact as the amendments are consistent with the pattern of surrounding land use zones and development standards, and therefore a 14 day public exhibition period is considered appropriate.

### **Agencies**

The planning proposal does not identify consultation with any particular State agencies. Given the proposal will not impact any State agencies, consultation is not considered necessary.

## **TIME FRAME**

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Council has included a timeline for completion of the LEP amendment by December 2018. Given the nature of this planning proposal it is considered that the proposed 9 month time frame is appropriate.

## **LOCAL PLAN-MAKING AUTHORITY**

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Council has requested to be the local plan-making authority. It is considered that an authorisation should be issued in this instance as the proposal to rezone the site and introduce development standards that are consistent with the surrounding locality is considered a local planning matter.

## CONCLUSION

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It is recommended that the planning proposal proceed with conditions for the following reasons:

- the existing zoning of the site allows only one land use (other than roads) that is specific to religious organisations and does not allow flexibility for any other land use;
- rezoning the site and introducing development standards will help achieve the objective of increasing housing supply consistent with existing streetscapes; and
- the proposal is broadly consistent with the strategic planning framework for Ryde local government area.

## RECOMMENDATION

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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 undertaking community consultation, the planning proposal is to be updated to include maps which clearly show both the existing and proposed controls for the site. Maps are to be consistent with the Department's Standard Technical Requirements for Spatial Datasets and Maps (Version 2.0 August 2017).
2. The planning proposal should be made available for community consultation for a minimum of 14 days.
3. Consultation is not required with any public authorities.
4. The time frame 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 be the local plan-making authority to make this plan.

 6/4/18  
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