
5 PLANNING PROPOSAL - 61 LANE COVE ROAD AND 5 MYRA AVENUE, RYDE - RYDE BAPTIST CHURCH AND NORTHCROSS CHRISTIAN SCHOOL

Report prepared by: Senior Strategic Planner
File No.: LEP2016/4/3 - BP16/645

REPORT SUMMARY

Council has received a Planning Proposal (PP) to amend controls within Ryde Local Environmental Plan (LEP) 2014 as they apply to 61 Lane Cove Road and 5 Myra Avenue, Ryde (known as the “the site”). The Planning Proposal was submitted by Lindsey Dey Planning on behalf of the property owner Ryde Baptist Church.

The Planning Proposal seeks to amend the LEP 2014 Land Zoning Map for 61 Lane Cove Road and 5 Myra Avenue, Ryde to change the zoning from part SP2 Infrastructure- Place of Public Worship and part R2 Low Density Residential to SP2 Infrastructure- Place of Public Worship and Educational Establishment.

The Planning Proposal also seeks to amend LEP 2014 for 5 Myra Avenue and the part of 61 Lane Cove Road formerly known as 1-3 Myra Avenue by:

- Amending LEP 2014 Lot Size Map to remove the current minimum lot size control of 580m² and have no minimum lot size (the remaining portion of 61 Lane Cove Road has no minimum lot size);
- Amending LEP 2014 Height of Buildings Map to remove the current Maximum Building Height of 9.5 metres and have no height control (the remaining portion of 61 Lane Cove Road has no height control); and
- Amending LEP 2014 Floor Space Ratio Map to remove the current FSR control of 0.5:1 and have no floor space ratio control (the remaining portion of 61 Lane Cove Road has no floor space ratio control).

The PP is **ATTACHED (ATTACHMENT 1)**.

An assessment of the PP has been undertaken which included a review of:

- The consistency of the PP against objectives and actions of state, regional and local planning policies and strategies; and
- The environmental, amenity and traffic and parking impacts.

This report recommends that Council support forwarding the PP to the Department of Planning and Environment for a Gateway Determination and community consultation as the proposed changes reflect a minor amendment to the zoning and built form controls to reflect the ownership and intended use of the land.

RECOMMENDATION:

- (a) That Council forward the Planning Proposal relating to 61 Lane Cove Road (Lot 21 DP 1112210) and 5 Myra Avenue, Ryde (Lot 3 DP 650869) for a gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council endorse that, in the event of a gateway determination being issued pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979*, the proposal be placed on public exhibition and a further report be presented to Council following the completion of the exhibition period advising of the outcomes and next steps.

ATTACHMENTS

- 1 61 Lane Cove Road and 5 Myra Avenue, Ryde - Planning Proposal

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Report Approved By:

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ITEM 5 (continued)**Discussion**

This report contains a description of the site, a description of the proposed LEP amendments and an appraisal of the subject planning proposal. This appraisal forms the basis of a recommendation to forward the proposal to the Minister for Planning for a gateway determination and subsequent community consultation.

Gateway Plan Making Process

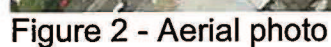
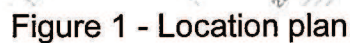
The Gateway process has a number of steps as outlined below:

1. **Planning proposal** – this is an explanation of the effect of and justification for the proposed plan to change the planning provisions of a site or area which is prepared by a proponent or the relevant planning authority such as Council. The relevant planning authority decides whether or not to proceed to the next stage to seek a Gateway Determination.
2. **Gateway** determination by the Minister for Planning or delegate if the planning proposal should proceed, and under what conditions it will proceed, including the community consultation process and any additional studies.
3. **Community Consultation** – the proposal is publicly exhibited (generally low impact proposals for 14 days, others for 28 days).
4. **Assessment** – the relevant planning authority considers public submissions. The relevant planning authority may decide to vary the proposal or not to proceed. Where proposals are to proceed, it is Parliamentary Counsel which prepares a draft local environmental plan – the legal instrument.
5. **Decision** – the making of the plan by the Minister (or delegate).

This proposal is at Step 1 of the process. Council is the relevant planning authority for this proposal which has been prepared by the consultant planner Lindsey Dey Planning on behalf of the property owner Ryde Baptist Church. The proposal has been assessed by Council staff in respect of the information required to be included in a planning proposal.

1.1 Site Description and Context

This planning proposal applies to land known as 5 Myra Street, Ryde being Lot 3 in DP 650869 and 61 Lane Cove Road, Ryde being part Lot 21 DP 1112210 (identified in Figure 1 and 2 below).



ITEM 5 (continued)

Current development on the site includes a primary school (Northcross Christian School), Ryde Baptist Church and a single storey dwelling house located at 5 Myra Avenue. Northcross Christian School has approximately 330 students. Photographs of the existing buildings on the site are shown below in Figures 4 and 5. Vehicular access to the site is from Dobson Crescent (one-way in) with egress onto Myra Avenue.



Figure 3 - Lane Cove Road/ Dobson Crescent



Figure 4 - 5 Myra Avenue

ITEM 5 (continued)

61 Lane Cove Road has a site area of 5558m² and 5 Myra Avenue has a site area of 619m². The site slopes down to the south towards Myra Avenue.

In 2006 a plan of consolidation was made to consolidate 1 and 3 Myra Avenue with 61 Lane Cove Road. The properties previously known as 1-3 Myra Avenue are located in the south-eastern corner of 61 Lane Cove Road. The site at 5 Myra Avenue is also in the ownership of Ryde Baptist Church however at this stage it forms a separate lot.

The Planning Proposal is accompanied by a set of drawings which outline proposed alterations and additions to the site (prepared by South Water Design and dated 31/03/2016). This includes converting the existing dwelling house at 5 Myra Avenue to a uniform shop and storage area, and internal works within the existing school building. A Development Application has been lodged for these works (LDA2016/152) which is currently being assessed.

Site context

Surrounding development in Myra Avenue and Dobson Crescent is predominantly characterised by dwelling houses. 7-9 Myra Avenue is a multi-dwelling housing development comprising 4 villas. On the northern side of Dobson Crescent facing Lane Cove Road is another place of public worship.

1.2 Current Planning Controls*Zoning*

61 Lane Cove Road is zoned SP2 Infrastructure and 5 Myra Avenue is zoned R2 Low Density Residential under RLEP 2014. The SP2 Infrastructure zone permits the land uses shown on the land zoning map (in this case, Place of Public Worship). The R2 zone provides for a broad range of residential uses as well as community facilities and places of public worship (but not educational establishments). Clause 28 of State Environmental Planning Policy- Infrastructure 2007 allows development for the purposes of the expansion of existing educational establishments on land adjacent to existing educational establishments.

Building Height

The maximum building height for 5 Myra Avenue and the south-eastern corner of 61 Lane Cove Road is 9.5m as per Ryde LEP 2014 Height of Buildings Map. The remaining portion of 61 Lane Cove Road has no height control, consistent with the approach for all land zoned SP2 Infrastructure.

ITEM 5 (continued)*Floor Space Ratio*

The maximum floor space ratio for 5 Myra Avenue and the south-eastern corner of 61 Lane Cove Road is 0.5:1 as per Ryde LEP 2014 Floor Space Ratio Map. There is no maximum floor space ratio control for the remaining portion of 61 Lane Cove Road, which is consistent with other land zoned SP2 Infrastructure.

Proposed changes to Ryde Local Environmental Plan 2014

The Planning Proposal seeks to amend RLEP 2014 by recognising the existing use of the site as an educational establishment, and amending the planning controls to reflect previous property acquisitions for 5 Myra Avenue and part of 61 Lane Cove Road (formerly known as 1-3 Myra Avenue and since consolidated with 61 Lane Cove Road).

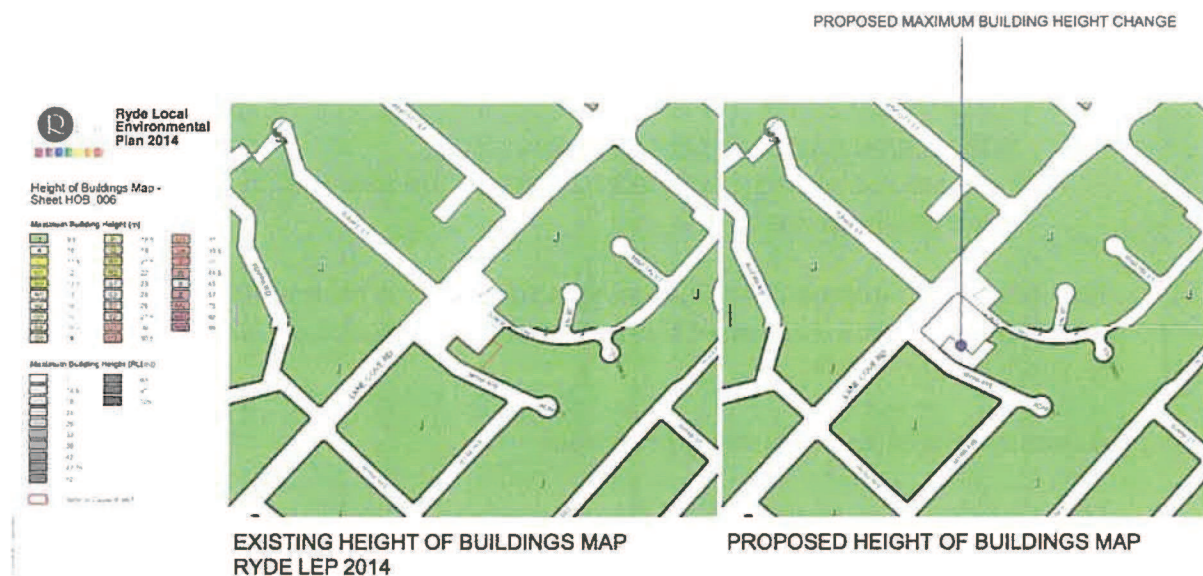
The Planning Proposal seeks to amend the LEP 2014 Land Zoning Map for 61 Lane Cove Road and 5 Myra Avenue, Ryde to change the zoning from part SP2 Infrastructure- Place of Public Worship and part R2 Low Density Residential to SP2 Infrastructure- Place of Public Worship and Educational Establishment.

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Mapping

ITEM 5 (continued)



ITEM 5 (continued)

The Planning Proposal submitted by the applicant provides the following justification:

- The proposed development will better meet the current and future needs of the Northcross students, staff, parents and other users of the school;
- The proposal meets the actual and anticipated growing demand for additional educational establishment facilities; and
- The uses are already well established on the site and are compatible with surrounding uses.

The intended outcome of the planning proposal is to amend the existing planning controls to facilitate the use of the site as an educational establishment incorporating recently acquired lots.

Assessment of the planning proposal

This section of the report provides an appraisal of the PP against the criteria for justifying a Planning Proposal in the Department of Planning and Environment's "*A Guide to preparing Planning Proposals*".

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

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

Direction 1.10 of the metropolitan plan "A Plan for Growing Sydney" is to "*Plan for education and health services to meet Sydney's growing needs*". The Planning Proposal supports the functionality of the existing educational facility, and is consistent with this Direction.

Is the Planning Proposal consistent with a local strategy or other local strategic plan?

The City of Ryde 2025 Community Strategic Plan sets out the future vision for the City of Ryde. The plans set the desired outcomes and the aspirations of the community, and the goals and strategies on how they will be achieved.

The Planning Proposal is in line with goals and strategies of the Community Strategic Plan in that it is responding to the need for community learning.

"Our community is able to learn and grow through a wealth of art, culture and lifelong learning opportunities" (Page 23 City of Ryde 2025 Community Strategic Plan).

Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

State Environmental Planning Policy- Infrastructure 2007

ITEM 5 (continued)

SEPP Infrastructure allows certain development without consent on sites occupied by educational establishments, and allows development for the purposes of the expansion of existing educational establishments on land adjacent to existing educational establishments.

The intent of this Planning Proposal is to regularise the use of part of 61 Lane Cove Road and 5 Myra Avenue as an educational establishment in addition to the current use as a place of public worship.

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

The following s.117 Directions apply to the consideration of the PP:

Direction	Assessment
3.1 Residential Zones (1) 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 Proposal is inconsistent with this Direction as it reduces the permissible residential density of the land. However the scale and capacity of the Proposal is of minor significance as it involves the rezoning of one dwelling house lot only.
3.4 Integrating Land Use and Transport 1. The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (b) improving access to housing, jobs and services by walking, cycling and public transport, and (c) increasing the choice of	This Direction applies as the Planning Proposal removes a residential zone for one lot. However the scale and capacity of the Proposal is of minor significance as it involves the rezoning of one dwelling house lot only.

ITEM 5 (continued)

available transport and reducing dependence on cars, and (d) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (e) supporting the efficient and viable operation of public transport services, and (f) providing for the efficient movement of freight.	
7.1 Implementation of A Plan for Growing Sydney The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.	This proposal is consistent with "A Plan for Growing Sydney", as previously outlined.

Consultation

Under the gateway plan-making process, a gateway determination is required before community consultation on the planning proposal takes place. The consultation process will be determined by the Minister and stipulated as part of the gateway determination.

The Department of Planning and Environment's guidelines stipulate at least 28 days community consultation for a major plan, and at least 14 days for a low impact plan. If the PP is approved and a gateway determination given, consultation will include the following:

- written notice given:
 - in the local newspaper circulating in the area,
 - on Council's webpage and
 - to adjoining landowners (where this involves strata titled properties, a letter will be sent to the body corporate)
 - to local state government representatives
 - consultations considered necessary by the Department of Planning and Environment with relevant State and Commonwealth authorities
- the written notice will:

ITEM 5 (continued)

- provide a brief description of the objectives and intended outcomes,
- indicate the land affected,
- state where the planning proposal can be inspected,
- indicate the last date for submissions and
- confirm whether the Minister has chosen to delegate the making of the LEP.

During the consultation period, interested parties can book a session with a planner if required.

Critical Dates

Time periods for preparation of amending LEPs apply upon the issue of the Gateway Determinations by the Minister. The timeline provided in the PP indicates that the notification of the changes on the government website should occur by the end of 2016.

Financial Impact

To exhibit the Planning Proposal it is necessary to place an advertisement in a local newspaper. The cost of placing the advertisement is estimated at \$1000. These funds provided for in the current budget for the financial year 2016/17 from the Strategic City budget.

Options

1. That Council proceed with the planning proposal to the next stage of the plan making process (gateway determination and community consultation). Should the Minister for Planning determine that the planning proposal can proceed to community consultation Council has another opportunity to decide whether to proceed, vary or reject the proposal after community consultation; or
2. That Council not to proceed with the Planning Proposal. This is not the recommended option. If Council decides not to proceed with the Planning Proposal, the applicant can lodge a request with the Department of Planning and Environment for a pre-gateway review.

Option 1 is the recommended option because the proposal is of a minor nature, will regularise the existing land use zone and enhance the functionality of the existing school.

PLANNING PROPOSAL

FOR

Rationalisation of the existing Special Uses 2 (Place of Public Worship) and R2 Low Density Residential zoning at the Ryde Baptist Church (where the Northcross Christian School is located) to better reflect existing and proposed future uses of the land

at

61 Lane Cove Road and 1-5 Myra Avenue, Ryde NSW 2112

PREPARED BY

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6 April 2016

DETAILS

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	Owner Stephen Firth & Ray Martin - Trustees	Land Surveyor and lot consolidation plan CitiSurv Pty. Ltd. Survey dated 1 2015 and initial issue 9 December March 2016

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ANNEXURES - ACCOMPANYING PLANS AND REPORTS

This Planning Proposal (PP) is to be read in conjunction with the following plans that have been included at lodgement:

DOC UME NT NUM BER	PLAN/ REPORT	REFERENCE
1	Detail and Level Survey by CitiSurv Pty. Ltd. of Northcross Christian School. 5 sheets. Date of survey 1 December 2015 and Issue 1 dated 9 December 2015	Lot 21DP1112210 and Lot 3 DP650869. Dated 9.12.15.
2	Lot consolidation plan dated 30 March 2016 (part of separate DA for information only).	
3	The following plans have been prepared by Mr. Maurice Sartorelli South Water Design Pty. Ltd. and are the subject of a separate DA to Ryde Council. They are provided for information only: ACS01 Lower Level Site Plan ACS02 Upper Level Site Plan ASC03 Elevations ASC04 Proposal for Admin. and Meeting Room - Plan ASC05 Proposal for new classroom plan ACS06 Existing Boundary Plan ACS07 Proposed Boundary Plan ACS08 Zone Plans Existing and Proposed ACS09 Aerial/ Site Boundary Overlay Comparison ACS10 Site Analysis ACS11 Notification Plan ACS12 SECTION ACS 13 GATE PLAN AND ELEVATION ACS 14 STREET MONTAGES ACS 15 STREET MONTAGES ACS 16 FSR Map ACS 17 Height of Buildings Map ACS 18 Lot Size Map SITE WASTE MINIMISATION AND MANAGEMENT PLAN (SWMMP) dated 30 March 2016	Project No. RYD-NCC A1 DATED 31/03/16

1. INTRODUCTION

- 1.1. This Planning Proposal (PP) has been prepared by Lindsey Dey Planning to rationalise the existing zoning of the Ryde Baptist Church (Church) and Northcross Christian School (School) at 61-65 Lane Cove Road and 1-5 Myra Avenue, Ryde. The land is currently zoned Special Purposes 2 (Place of Public Worship) and R2 Low Density Residential under the Ryde Local Environmental Plan 2014 (LEP).
- 1.2. The Ryde Baptist Church (Church) currently owns and utilises Lot 1 DP1112210 for public worship, educational establishment and ancillary community purposes.
- 1.3. The Church also wishes to utilise the property it acquired on 5/03/2015 at 5 Myra Avenue Ryde (known as Lot 3 DP 650869) for educational establishment purposes. This property is adjacent to the existing Church and School.
- 1.4. All subject properties are owned by the Ryde Baptist Church. Northcross Christian School is a Ministry of the Church and leases from it for educational establishment purposes.
- 1.5. The PP intends to change the zoning of the overall site to Special Purposes 2 (Place of Public Worship and Educational Establishment) under Ryde Local Environmental Plan 2014 (Sheets 5 and 6).
- 1.6. It also proposes to remove the Lot Size, Maximum Floor Space Ratio and Maximum Building Height provisions that apply to that part of the site that is zoned R2 Low Density Residential. This will ensure consistency with the rest of the site that is zoned SP2 Place of Public Worship.
- 1.7. The PP is a straightforward change to the existing zoning on the site. It will better reflect current, ongoing and potential future uses of and for the site. It provides opportunities to address changing needs at the School, and will allow for more efficient use of the existing School.
- 1.8. Most importantly it will improve the educational experience for students at the school, as well as improve the environment for the staff that nurture and educate them.
- 1.9. This PP augers well with the State government's recent policy announcement regarding the consolidation of existing Sydney metropolitan school sites for practicality and efficiency in the wake of a massive population boom; unprecedented since the Second World War in Australia. See Attachment 1.

2. THE SITE AND SURROUNDING AREA

The Site

- 2.1 The site is located at 61 Lane Cove Road and 1-5 Myra Avenue, Ryde. It is described as Lot 21 DP1112210 and Lot 3 DP650869 and has an area of 6176.3 sq.m. A survey of the site undertaken by CitiSurv Pty. Ltd. Survey undertaken 1 December 2015 (Issue 1, 9 December 2015) accompanies this Planning Proposal (PP). See Aerial/ Site Boundary Plan (ACS09) ahead indicating existing and proposed lot boundaries. Note: The proposed lot consolidation plan by CitiSurv dated 30 March 2016 is the subject of a separate DA and provided with this PP for information only.



- 2.2 The site is situated on the south eastern side of Lane Cove Road, Ryde at the junctions with Dobson Crescent (north) Myra Avenue (south) i.e. it is bounded on 3 sides by roads. This includes Lane Cove Road which is a NSW Roads and Maritime Service's managed road.
- 2.3 It slopes from west to east and north to south approximately 5 metres across the site. The site is generally level from Lane Cove Road. It slopes up from the Myra Avenue street frontage.
- 2.4 Further reference should be made to the Site Analysis Plan (Sheet ACS10) and the photomontages (Sheets ACS 14 and 15) prepared by Maurice Sartorelli of South Water Design Pty. Ltd. that accompany this PP.

Environmental Planning Considerations

- 2.5 There is no applicable critical habitat, contamination, heritage conservation item (or Heritage Conservation Area (HCA)), risk, road widening or realignment, land reservation acquisition, sensitivity, certified biodiversity, bio banking agreement, vegetation plan, tree dispute, site compatibility certificate, subdivision order, additional permissible uses, coastal protection, mine subsidence, landslip, bushfire risk or flood liability affecting the property.
- 2.6 There are no scenic, natural resources, or landscape attributes that are relevant to the property. It is not in the vicinity of any heritage conservation item or HCA. It is not categorized as having Acid Sulphate Soil.
- 2.7 There are no known planning or environmental constraints to existing or proposed future public worship or educational establishment uses.

Current Uses

- 2.8 The site is used for Church activities that include Sunday morning service (9:30am) where approximately 150 people attend. There are monthly evening gatherings (5:30pm) where between 40-80 people attend. During the week there are also small group meetings where between 5-15 people attend. On Wednesday and Thursday morning there is a pre-school music class held in the Church Auditorium and on Friday night there is a Youth Group of approximately 20-30 people. The Church also operates a before school (7:30-8:30am) and after school (3:00- 6:00pm) program for Northcross families only using the hall and school playground (ROOSH).
- 2.9 The Lane Cove Road frontage part of the site is used for educational establishment purposes. The Northcross Christian School provides for K-6 children in a Christian environment. In June 2015 the school had 330 students enrolled in 13 classes. A modest increase of approximately 20 children and 1 class has been indicated by the School over the next 4 years i.e. a total future enrolment of 350 students. This is the maximum number as per a previous Council development consent for the School.
- 2.10 The dwelling house at 5 Myra Avenue has been used for residential purposes and is currently used by the Chaplain as his family residence. The property contains a single storey brick and tile cottage that is elevated from the street, probably dating from the 1950-60's. It is in original condition. It is currently vacant. The property had a minor front addition to it in 1997 (Source: plans supplied by client). The cottage is modest in scale. There is an existing asbestos garage and associated sheds at the rear of the property. It has a well established garden, with some substantial sized trees in good condition in both the front and rear yards.
- 2.11 There are sewer, and other, service lines/ easements located on the western side of the property in the vicinity of the existing driveway.
- 2.12 No. 5 Myra Avenue has vehicular access along its north western side from Myra Avenue to the rear of the property. The property is approximately 85 metres south of

Lane Cove Road (Source: Six Maps). It is immediately south east of the Northcross Christian School and Ryde Baptist Church as indicated in the accompanying Location Plan.

- 2.13 The property at 5 Myra Avenue is comparable in size and layout to other lots in the neighbourhood. The house is setback from the front boundary with the street by approximately 8 metres. This is comparable to other dwellings, including dwelling houses in the street block.

The Neighbourhood

- 2.14 The neighbourhood is characterised by the Church and School on the prominent street corner with Lane Cove Road, and a mix of attached and detached housing on medium sized lots generally around 600-700 sq.m. Side boundary setbacks for houses in the neighbourhood are mostly between 900mm - 1 metre. Driveway access provides additional setback from (the subject) and adjoining properties in many instances.
- 2.15 Low scale townhouses running north south along the length of the lot are immediately south of 5 Myra Avenue. Surrounding zoning to the south and east is also zoned R2 Low Density Residential. See Site Analysis Plan (Sheet ACS10).
- 2.16 The Ryde Seventh Day Adventist Church, which is immediately to the north east of the site, is zoned SP2 Place of Public Worship. Nearby Lane Cove Road is zoned SP2 Classified Road. Access to public transport at the site is excellent due to the proximity of bus services along Lane Cove Road. The recently refurbished and expanded Top Ryde Shopping Centre is readily accessible and is approximately 700 metres south west of the site.
- 2.17 The site is located within an established, highly urban environment and is well serviced by the full spectrum of goods and services. Safe access to the Church and School is provided by traffic lights, pedestrian crossings and 40k.ph. speed restrictions during the peak school times.

The Suburb

- 2.18 Generally the suburb of Ryde is being enhanced and improved because of its close proximity to Macquarie Park, Macquarie University, Macquarie Hospital, Ryde Commercial Centre and public transport. Newer and renovated houses are larger than the remaining original ones, and are often 2 storeys to accommodate modern household expectations.

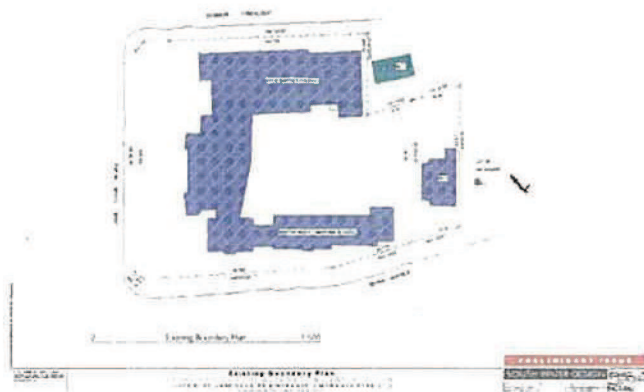
Related Development Application

- 2.19 Ryde Baptist Church intends to lodge a Development Application (DA) for the following minor works in the existing school buildings:
- a new classroom (Sheet ACS05);
 - a new meeting room (Sheet ACS04); and
 - minor internal alterations in the administration and reception area (Sheet ACS04);

2.20 On the adjacent property at 5 Myra Avenue, Ryde the proposed DA also includes:

- use of the existing house for storage and a uniform shop;
- placement of a new sign at the front of the house to indicate the uniform Shop (Sheet ACS01); and
- construction of a new fence and gate at the front of the house.

2.21 The consolidation of the lot known as 5 Myra Avenue into the overall school site is also proposed. This has been the approach adopted by the Church and School in relation to previous land acquisition. See Plans ahead for the existing and proposed site boundaries.



2.22 The proposed development will result in no additional floor space on the site nor any increase in student numbers. It is a rearrangement of functions within the site to improve the efficiency of the School's operations. There will be no change in the appearance of the dwelling house other than the construction of a front fence, gate

and uniform shop sign. No vegetation or existing trees will be removed at 5 Myra Avenue.

- 2.23 There will be no increase in any building footprint.
- 2.24 One part time uniform staff member would use the existing parking spaces on the northern side of 5 Myra Avenue. There is no increase in the number of staff at the School or increased noise at 5 Myra Avenue as a result of the proposed development. Much of the operation of the Uniform Shop is undertaken on line. Parents collect uniform when they are dropping off or collecting children to and from school. This means there will be no additional traffic generated as a result of the proposal. The shop will be accessed from the entrance to 5 Myra Avenue.
- 2.25 The proposed development has been designed with adjoining neighbours in mind and will not have a detrimental effect on their privacy or quality of life.
- 2.26 The scale and style of the proposed development is very much in keeping with the existing and emerging local neighbourhood.

3. BRIEF HISTORY

- 3.1 Ryde Baptist Church commenced on the site in 1952 and the school commenced 1981.
- 3.2 On 18 June 2007 Ryde Council approved a DA (500/2006) for a major upgrade of the School, including new school buildings, facilities, upgraded access arrangements and a car park.
- 3.3 The Northcross Christian School is currently limited to 350 students via a previous development consent issued by Ryde Council
- 3.4 On 4 February 2016 Council representatives met with the Northcross Christian School's Principal Mr. Peter Bosker, architect Mr. Maurice Sartorelli and town planner Ms. Lindsey Dey (Lindsey Dey Planning) for a pre PP meeting in relation to the site. The Notes are included with this PP application. In summary, the outcomes of this meeting were:
- Council will accept a PP to rezone the existing school site to SP2 (Place of Public Worship and Educational Establishment);
 - The fee for the PP will be \$11,300.00;
 - A site specific development control plan (DCP) will not be required for the PP; and
 - Issues arising from the future community consultation on the PP are likely to include: traffic; noise; height of buildings and overshadowing; and potential downstream flooding. These will have to be addressed in the PP.

4. PLANNING PROPOSAL - INTENDED OUTCOMES

- 4.1 The intended outcome of the PP is to rationalise the zoning of the following properties that comprise the site i.e. Lot 1 DP1112210 and Lot 683 DP650869, to

better reflect the existing, continuing and future intended public worship and educational uses of the site.

- 4.2 The PP will provide opportunities for more efficient use of the existing Church and School. It formally acknowledges the long standing educational establishment use on the site. The addition of 5 Myra Avenue into the overall site will enable more practical, safe reconfiguration of current facilities at the School to improve its operation and performance.
- 4.3 In the future the PP will allow the School to explore opportunities in relation to keeping up to date with the provision of state of the art education facilities that may be required at the School.
- 4.4 Most importantly, the PP will improve the educational experience for students at the school, as well as enhancing the environment for the parents and staff that nurture and educate them.
- 4.5 Both the Church and the School are community services that are highly valued within, and well patronised by, the local community. Increased demand for enrolments is evidenced by the lengthy waiting list for Kindergarten.

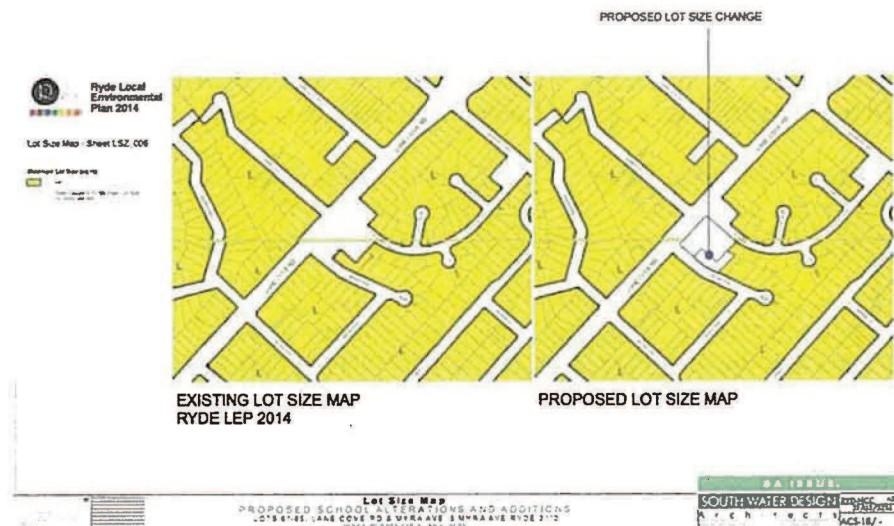
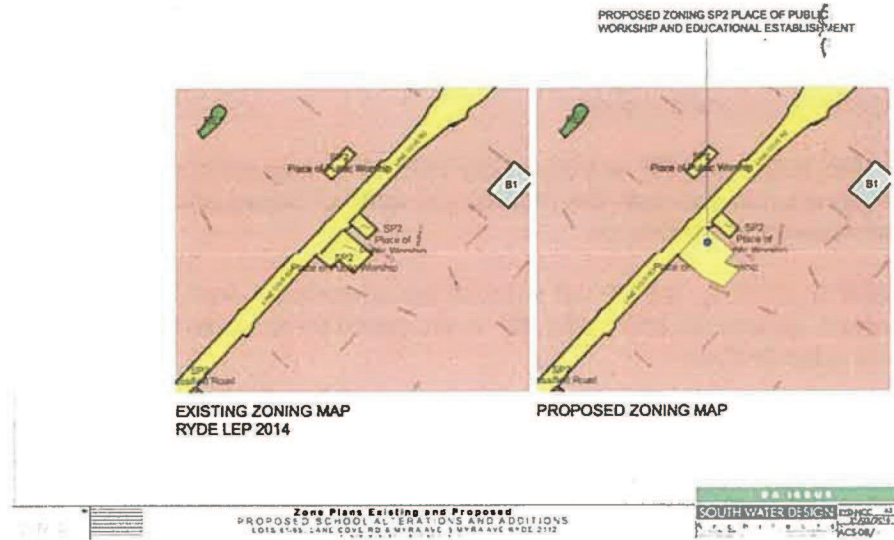
5. PLANNING PROPOSAL - AN EXPLANATION OF PROVISIONS

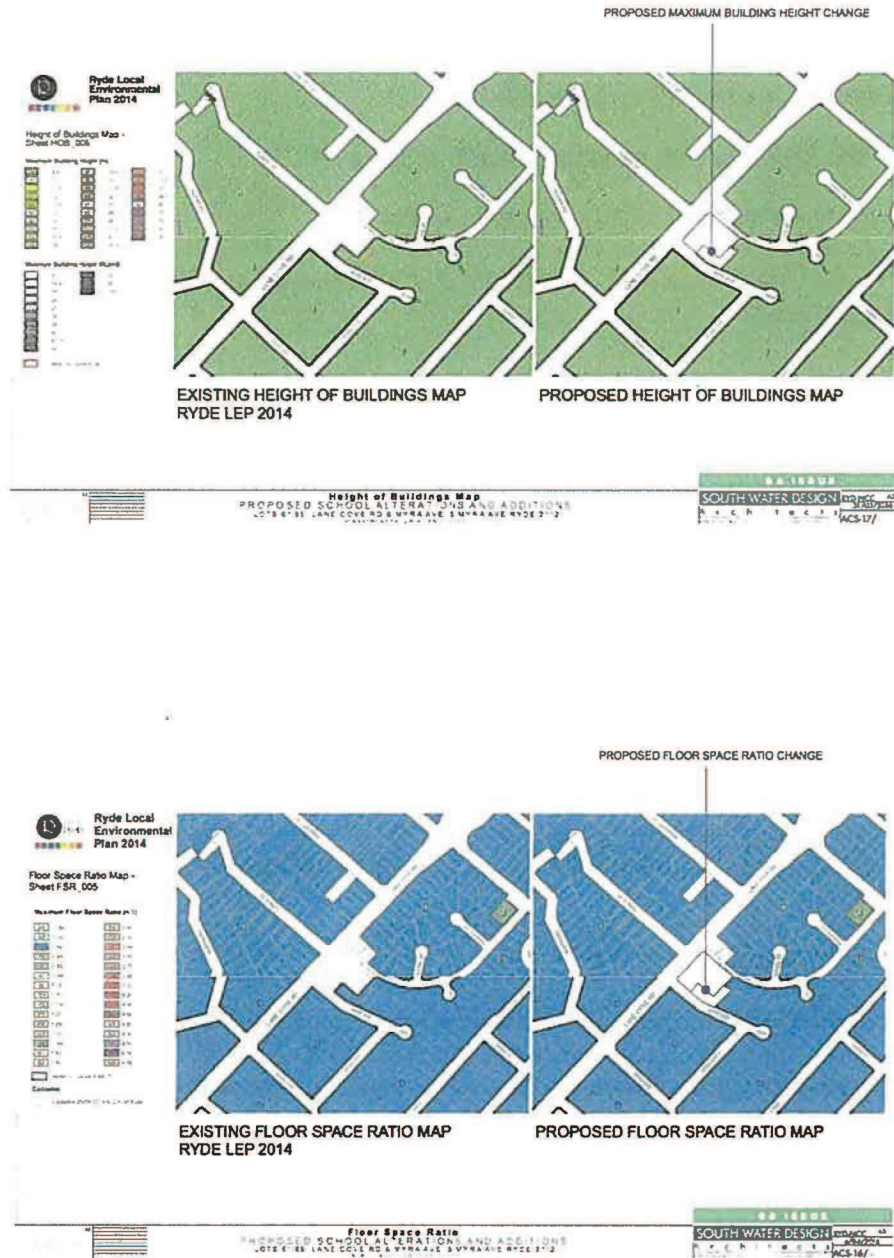
- 5.1 The changes that apply to Ryde Local Environmental Plan 2014 (LEP) (Map Sheet 6) are as follows:

- to rezone the site 61-65 Lane Cove Road and 5 Myra Avenue Ryde i.e. Lot 1 DP1112210 and Lot 3 DP650869, from a combination of Special Purposes 2 (Place of Public Worship) (approx. 4859 sq.m.) and R2 Low Density Residential (approx. 1291 sq.m Source: Burke Engineering Services 2006) to Special Purposes 2 (Place of Public Worship and Educational Establishment);
- to amend the maps (Map Sheets 5 and 6) by removing the coloured reference that applies to that part of the site zoned R2 Low Density Residential (approx. 1291 sq.m.). This deletes applicability of the following provisions on the land:

Clause 4.1 Minimum Subdivision Lot Size at 580 sq.m;
Clause 4.3 Maximum Building Height at 9.5 metres; and
Clause 4.4 Maximum Floor Space Ratio (FSR) (D) at 0.5:1

The changes to the LEP can be seen ahead the 4 sets of maps that compare the existing situation and the proposed outcomes:





5.2 No specific amendments are required to the Ryde Development Control Plan 2014 as a result of this PP. Council's stated desired future character for the locality is

retained and enhanced as a result of the PP (DCP Section 2.1). The uses are important ancillary services for the local community who live in the area.

6. PLANNING PROPOSAL – JUSTIFICATION AND THE PROCESS

A. Need for the Planning Proposal (PP)

Is the PP the result of any strategic study or report?

6.1 The PP is not the result of any study or report.

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

6.2 The PP is highly appropriate for achieving the objectives and intended outcomes because:

- The location is appropriate for the intended uses;
- The uses are already well established on the site. The Church moved to the current site in 1952 and the School commenced its functions in 1981;
- Infrastructure is available to support the existing and ongoing public worship and educational establishment uses;
- The uses are existing and are compatible with surrounding uses, including the predominant residential use in the neighbourhood;
- There are no known or significant environmental constraints limiting public worship or educational establishment uses; and
- Proposed uses will supply services for which there is strong and growing demand;
- It fits into Council's broad strategic framework;
- It will effect the State government's commitment to returning quality services and infrastructure, including schools, via its Metropolitan Strategy for 2036 and NSW 2021.

Is there a net community benefit?

6.3 The following community benefits have been identified in relation to this PP:

- Meeting the actual and anticipated growing demand for additional educational establishment facilities. This is evidenced by: increased demand for enrolments at the School; significant population growth nationally and locally in the younger age groups; and related forecast population increases until 2031(See Attachment 1);
- Delivery of continuing and enhanced public worship and educational establishment uses at the site;
- The educational establishment use is ancillary and complementary to the public worship use;
- Ongoing ability for the Church and School to run events for the community, space for more youth and children's designated programs both during the week and on a Sunday, and more spaces to run small groups on a variety of topics.

B. Relationship to strategic planning framework***Is the PP consistent with the objectives and actions contained within the Sydney Metropolitan Strategy for 2036 of the draft North Subregional Plan?***

6.3 A Plan for Growing Sydney, released in December 2014, is the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan provides key directions and actions to guide Sydney's productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space.

6.4 The Plan supports health and education precincts and identifies key challenges facing Sydney, including a population increase of 1.6 million by 2034 needing 689,000 new jobs and 664,000 new homes by 2031.

6.5 Direction 1.10 of the Plan relates to planning for education and health services to meet Sydney's growing needs (p.54). The following is an excerpt from that section:

"The Department of Planning and Environment will also work with the Department of Education and Communities and the private sector to deliver planning controls that can accommodate appropriate and timely developments at private school sites. The Government will:

- review the planning process for school facilities;*
- identify opportunities for new and expanded school facilities in subregional plans; and*
- work with the private sector to understand and facilitate the delivery of private school facilities.*

6.6 This PP is consistent with the Plan because it represents an opportunity to *cluster* additional and enhanced educational facilities where they are already well and successfully established.

Draft North Subregion Plan

6.7 The following is an extract from the plan:

Subregional planning will link growth in population and housing to the infrastructure that supports communities, such as schools, health services, transport, electricity and water projects.

6.8 The site is within the North Subregion of Sydney. The PP is consistent with the plan. By providing an enhanced school facility in tandem with the Church on the site, the PP will contribute to making the sub region a *great place to live with communities that are strong, healthy and well connected.*

6.9 On this basis the PP is consistent with the Subregion Plan.

NSW 2021

- 6.10 NSW 2021 is a 10-year plan to guide NSW government policy and budget decision making and, in conjunction with the NSW Budget, to deliver on community priorities. It is an initiative to (with relevant goals highlighted):

- *Restore economic growth*
- *Return quality health, transport, education, police, justice and community services, putting customer service at the heart of service design*
- *Build infrastructure that drives our economy and improves people's lives*
- *Strengthen our local environments, devolve decision making and return planning powers to the community*
- *Restore accountability and transparency to government, and give the community a say in decisions affecting their lives.*

- 6.11 The PP is consistent with this Plan because it will facilitate the ongoing delivery of a quality educational experience for students at Northcross Christian School. It will also strengthen the combined role of the Church and the School locally to improve the lives of existing and future users in the Ryde community.

Is the PP consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Ryde 2025 Community Strategic Plan (CSP)

- 6.12 The following are relevant excerpts from the CSP:

Meeting the needs of a growing population - Sydney's population is expected to grow to six million people by 2036, with an average annual rise of 56,650 people. As of 30 June 2011 the population of Ryde was estimated to be 108,371. By 2031 that figure is forecast to reach an estimated 135,508. While these are the forecast figures, Ryde's popularity is likely to bring even stronger growth than predicted.

We also anticipate an influx of younger residents moving closer to employment and education opportunities, together with our multicultural population continuing to grow.

Our educational resources (both people and institutions) attract and retain people and continue to make the City of Ryde a desirable place to live and work, as well as ensuring future economic investment. We will work collaboratively with our partners to encourage lifelong learning opportunities for people of all ages.

- 6.13 One of the goals of the CSP under the outcome of A City of Harmony and Culture is:

To collaborate with relevant partners to develop and deliver education and lifelong learning opportunities in our city (Goal 3).

- 6.14 The PP is consistent with the CSP because it promotes improved learning opportunities on the site for the community. It will contribute towards making the Ryde LGA a desirable place to live.

Is the PP consistent with applicable State Environmental Planning Policies?

SEPP - Remediation of Land

- 6.15 In a report undertaken by Douglas Partners in 2007 in support of the Northcross Christian School's proposed expansion at 1-3 Myra Avenue Ryde *"Based on site inspection, available history information and review of waster classification and geotechnical investigation, it is considered that the site is suitable for the proposed development and sensitive land use as a pre-school or primary school."*
- 6.16 In September 2015 the site was identified as not being or likely to be contaminated in Council's s.149 certificate.
- 6.17 No further consideration of this SEPP is required in relation to the proposed development.

SEPP (Infrastructure) 2007

- 6.18 The SEPP is relevant in terms of the PP. Clauses 28 and 32, plus the definition of *"educational establishment"*, of the SEPP form Attachment 1 of this SEE. In summary, development for the purpose of the *"expansion of existing educational establishments"* may be carried out by any person on land adjacent to the existing educational establishment, with consent. The provisions of the SEPP override any provisions in the LEP, which is discussed ahead.
- 6.19 It is important to note that, under the SEPP, the proposed development would need to meet the requirements of the following:
- (a) *School Facilities Standards—Landscape Standard—Version 22 (March 2002);*
 - (b) *Schools Facilities Standards—Design Standard (Version 1/09/2006); and*
 - (c) *Schools Facilities Standards—Specification Standard (Version 01/11/2008).*
- 6.20 The Department of Planning and Environment advised in January 2016 that these documents have been replaced by The Educational Facilities Standards & Guidelines (EFSG) requirements via the following link:

https://efsg.det.nsw.edu.au/user/edit/4101?pass-reset-token=06q0NytkdII0HvKE6MEUZhDS8CP786EIVITMSI6e_h8

The Educational Facilities Standards & Guidelines (EFSG)

- 6.21 The EFSG (Guidelines) have been assessed for their relevance to the PP. This includes the Primary Education Principles, the Design Guide and the Specification Guide. It is important to note that many parts of the Guidelines apply to new schools only.

- 6.22 The PP meets the overall principles and requirements of the Guidelines because it ensures the ongoing and best use of the land where the existing Church and School exist by incorporating the adjoining school owned property.
- 6.23 All future DAs on the site will be assessed against the Guidelines for compliance with the requirements.
- 6.24 The PP is consistent with applicable SEPP's.

Is the PP consistent with applicable Ministerial directions (s.117 Directions)?

- 6.25 The following 3 Directions are relevant to this PP:

3.1 Residential Zones

- 6.26 The PP is consistent with this Direction because it makes more efficient use of existing infrastructure and services to ensure that new housing has appropriate access to infrastructure and services.

3.4 Integrating Land Use and Transport

- 6.27 The PP is consistent with this Direction because it improves essential services that will meet the needs of the community in a well located, established setting that has good access to transport and commercial services.

7.1 Implementation of A Plan for Growing Sydney.

- 6.28 See earlier in Section B. This PP will be a positive contribution towards the State Government's Strategy *A Plan for Growing Sydney*.

B. Environmental, social and economic impact

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

- 6.29 No.

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

- 6.30 There are no known environmental effects resulting from this simple PP. The School is already able to use 5 Myra for certain educational establishment purposes under SEPP (Infrastructure) 2007 because it is adjacent to the existing School.
- 6.31 If the School wanted to further expand education facilities on to 5 Myra Avenue in the future, this would be the subject of a Development Application (DA) under the

NSW Environmental Planning and Assessment Act 1979. The undertaking of specialist reports and agency/ community consultation as required would form part of any future assessment by Ryde Council. These reports would address issues that were identified by Council in the pre PP meeting including: traffic; noise; height of buildings and overshadowing; and downstream flooding, and others as required by Council.

- 6.32 This PP does not have any implications for these issues. Any other matters identified during the Gateway process by Council or the Department of Planning and Environment (DPE) will be addressed as required.
- 6.33 A subdivision application for consolidation of 5 Myra Avenue into the rest of the Church and School land in line with the proposed zone boundary will be submitted to Ryde Council separately. This is intended to ensure consistency with the zone boundary going into the future.

Has the PP adequately addressed any social and economic effects?

- 6.34 The PP will continue to provide important worship and educational functions that contribute towards meeting the day to day needs of many local residents in the neighbourhood. It is important to note that approximately 75% of students live within a 5km radius of Northcross (figure provided by the School February 2016). In terms of Ryde Baptist Church approximately 80% of attendees live within a 5 km radius.
- 6.35 The PP is efficient because it will result in ongoing use of the site for a purpose that is required and in demand by the local community. Enrolments at the school have continued to grow since the school was approved for expansion in 2007. The school is experiencing lengthy waiting lists for Kindergarten places due to fulfilling community expectations regarding the learning culture and high academic standards.
- 6.36 The PP aligns well with the State government's consolidation of existing Sydney metropolitan school sites for practicality and efficiency in the wake of a massive population boom.
- 6.37 The PP has adequately addressed all social and economic effects.

C. State and Commonwealth interests?

Is there adequate public infrastructure for the PP?

- 6.38 There is well established, high quality existing public infrastructure on the site. The site is well serviced by public transport and is approximately 700 metres from Top Ryde Shopping and Commercial Centre.
- 6.39 There is no need for any change to the existing infrastructure to support the PP.

What are the views of State and Commonwealth public authorities in accordance with the Gateway determination, and have they resulted in any variations to the PP?

- 6.40 A favourable Gateway Determination will advise the full list of public authorities to be consulted as part of the PP process and any views expressed will be addressed as part of the ongoing process.

7. PLANNING PROPOSAL – COMMUNITY CONSULTATION

- 7.1 If the PP receives a favourable Gateway Determination, it is envisaged that a 4 week public exhibition will be undertaken in accordance with the Department of Planning and Environment and Council's Guidelines. This would include notification of surrounding property owners and on Council's web site during the public exhibition period as required.
- 7.2 With the school's close proximity to Lane Cove Road, consultation with the Roads Maritime Services (RMS) is likely to be required as part of the broader agency consultation process. Council's advice will be forthcoming after a favourable Gateway Determination.

8. TIMELINE

- 8.1 Given the straightforward nature of this PP, it is envisaged that the overall timeline from lodgement at Council through the consultation phase to gazettal will be between 6 and 9 months. Based on an estimated April lodgement date, the PP is likely to be considered by Council in May or June, have a Gateway Determination in July and a public exhibition in August. This means the PP may be finalised before the end of 2016.

9. CONCLUSION

- 9.1 The proposed development will better meet the current and future needs of the Northcross students, staff, parents and other users of the School.
- 9.2 Importantly, it will provide an enriched educational experience for the children at the school. It will also enable staff to enhance their work nurturing and educating the children at the school.
- 9.2 The support of Ryde Council is sought to enable this PP to be sent to the NSW Department of Planning and Environment for a favourable Gateway Determination

ATTACHMENT 1**Population Trends and Statistics (Source: id the Population Specialists, ABS statistics and Ryde City Council web site)****Australia**

Australian fertility rate has been relatively stable since 2007 but births are higher than long-term averages. In summary:

- Fertility reversed its long-term decline in 2002.
- It rose until 2007 and since then has remained relatively stable.
- There are 50,000 more children born each year in Australia than the long-term average. This is due to there being greater numbers of women of childbearing age.

Starting in 2006, there has been a peak in the number of children born in Australia with 20% more children than long-term averages being born each year to 2015. In 2011 this wave of additional children arrived at Australian primary schools. From 2018 the first of these children will be ready for high school.

This is the first major increase in the school age population for 60 years, since the post World War II 'baby boom' reached our schools in the 1950s.

By 2026 there will be 705,000 more children in Australian schools than there were in January 2016 (.id Small Area Forecast information).

In addition, at the recent Independent Schools Consultative Committee 16/2/16 Education Minister Piccolli joined the committee and discussed planning for predicted growth in school students in NSW. He agreed to considering a proposal to remove enrolment caps from local councils and standardising DA conditions across the state. He also discussed strategies under consideration for co-locating schools and high-rise school structures.

Ryde Local Government Area (LGA)

Ryde LGA's population is forecast to rise from 114996 to 135508 by 2031. This is an increase of 17.84% (source: Ryde Council). The average annual growth rate from 2011 to 2026 is forecast to be 1.20%.

Specifically in the 0-4 year age bracket, an increase of 1542 babies will be born during that time (6628-7901) i.e. 6.1% growth. An ongoing rate of around 6% is forecast to prevail in this group until 2031. This is reflective of the nation-wide statistics discussed earlier.

Note: Assuming parents want their children schooled close to home, demand for local school facilities such as the Northcross Christian School will increase during the forecast period (2016-2031).

**EXTRACT FROM REPORT OF PLANNING & ENVIRONMENT COMMITTEE
NO. 6/16 AT ITS MEETING HELD ON 9 AUGUST 2016****5 PLANNING PROPOSAL - 61 LANE COVE ROAD AND 5 MYRA AVENUE,
RYDE - RYDE BAPTIST CHURCH AND NORTHCROSS CHRISTIAN
SCHOOL**

Note: Peter Bosker (representing Northcross Christian School) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Chung and Etmekdjian)

- (a) That Council forward the Planning Proposal relating to 61 Lane Cove Road (LOT 21 DP 1112210) and 5 Myra Avenue, Ryde (LOT 3 DP 650869) for a gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.
- (b) That in the event of a gateway determination being issued pursuant to Section 56 of the *Environmental Planning and Assessment Act 1979*, Council will proceed with the public exhibition of the proposal and a further report be presented to Council following the completion of the exhibition period advising of the outcomes and next steps.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

Project Timeline

Planning Proposal submitted to Gateway	August 2016
Gateway determination received by Council	October 2016
Community consultation (4 weeks)	November 2016
Outcomes of community consultation presented to Council	December 2016
PP submitted to DPE requesting notification on Government website	February 2017