

61 Lane Cove Road and 5 Myra Avenue

Proposal Title : **61 Lane Cove Road and 5 Myra Avenue**

Proposal Summary : **The planning proposal seeks to amend Ryde LEP 2014 to rezone 61 Lane Cove Road and 5 Myra Avenue, Ryde from part SP2 (Place of Public Worship) and part R2 Low Density Residential to SP2 (Place of Public Worship and Educational Establishment) and remove the building height, floor space ratio and lot size controls.**

PP Number : **PP_2016_RYDEC_006_00**

Dop File No : **16/11328**

Proposal Details

Date Planning
Proposal Received : **19-Aug-2016**

LGA covered : **Ryde**

Region : **Metro(CBD)**

RPA : **Ryde City Council**

State Electorate : **RYDE**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **61 Lane Cove Road**

Suburb : **Ryde**

City : **Sydney**

Postcode : **2112**

Land Parcel : **Lot 21 DP 1112210**

Street : **5 Myra Avenue**

Suburb : **Ryde**

City : **Sydney**

Postcode : **2112**

Land Parcel : **Lot 3 DP 650869**

DoP Planning Officer Contact Details

Contact Name : **Mary Su**

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RPA Contact Details

Contact Name : **Lara Dominish**

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DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub
Regional Strategy :

Consistent with Strategy :

MDP Number :

Date of Release :

Area of Release (Ha)
:

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment :

Have there been meetings or
communications with
registered lobbyists? : **No**

If Yes, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Sydney Region East has not met any lobbyist in relation to this proposal, nor has the A/Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The intended outcome of the planning proposal is to :**

- **rezone the site from part SP2 (Place of Public Worship) and part R2 Low Density Residential to SP2 (Place of Public Worship and Educational Establishment) to better reflect the existing, continuing and future intended public worship and educational uses of the site.**
- **provide opportunities for more efficient use of the existing Ryde Baptist Church and Northcross Christian School by formally acknowledging the long standing educational establishment use on the site. The addition of 5 Myra Avenue into the overall site will enable a more practical, safe reconfiguration of current facilities at Northcross Christian School to improve its operation and performance.**
- **allow Northcross Christian 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 Northcross Christian School.**

- improve the educational experience for students at Northcross Christian School, as well as enhancing the environment for the parents and staff that nurture and educate them.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The amendments proposed to Ryde LEP 2014 include:**

- Rezone 61 Lane Cove Road (Lot 21 DP1112210) and 5 Myra Avenue Ryde (Lot 3 DP650869), from part SP2 (Place of Public Worship) and part R2 Low Density Residential to SP2 (Place of Public Worship and Educational Establishment);
- amend the lot size map to remove the current minimum lot size control of 580 sqm at 5 Myra Avenue;
- amend the height of buildings map to remove the current maximum height of 9.5 metres at 5 Myra Avenue; and
- amend the floor space ratio map to remove the current FSR control of 0.5:1 at 5 Myra Avenue.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

SEPP (Infrastructure) 2007

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

3.1 RESIDENTIAL ZONES: This Direction applies to the planning proposal as the proposal affects land within an existing or proposed residential zone or any other zone in which significant residential development is permitted or proposed to be permitted. The proposal is considered to be **INCONSISTENT** with this Direction as it reduces the permissible residential density of the land.

RECOMMENDATION: The Secretary can be satisfied that the inconsistency is of minor significance as it involves the rezoning of one dwelling house lot only.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided is adequate for public exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Consultation will be undertaken in accordance with the Gateway determination. The planning proposal suggests that an exhibition period of 28 days would be appropriate**

and this is considered reasonable.

An indicative project timeline has been provided with a completion date of February 2017. The Department considers a 9 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **September 2014**

Comments in relation to Principal LEP : **The Ryde LEP 2014 was notified on 12 September 2014.**

Assessment Criteria

Need for planning proposal : **A planning proposal is needed to achieve the various amendments to the Ryde LEP 2014. The amendments to the existing zoning and development standards will facilitate the use of the site as an educational establishment incorporating recently acquired lots.**

Consistency with strategic planning framework : **Direction 1.10 of "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.**

Environmental social economic impacts : **There are no known environmental effects resulting from this proposal. There is no applicable critical habitat, contamination, certified biodiversity, bushfire risk or flood liability affecting the property. The site is not in the vicinity of any heritage item or within a heritage conservation area.**

A pre-lodgement meeting was held in February 2016 with Council and representatives of Northcross Christian School to discuss the proposal. Council identified a number of potential issues including traffic, noise, height of buildings, overshadowing and downstream flooding. The proposal notes these issues will be addressed through specialist reports and agency consultation as part of a future development application.

A subdivision application for consolidation of 5 Myra Avenue into the rest of the Ryde Baptist Church and Northcross Christian 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.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Department of Education and Communities
Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons : **The proposal will not increase the need for infrastructure.**

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal - Amendment to Ryde LEP 2014.pdf	Proposal	Yes
Cover Letter - Ryde City Council.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones
3.4 Integrating Land Use and Transport
7.1 Implementation of A Plan for Growing Sydney**

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

1. The planning proposal be publicly exhibited for a period of not less than 28 days.

**2. Council is to consult with the following public authorities:
Roads and Maritime Services
Department of Education and Communities**

3. A public hearing is not required.

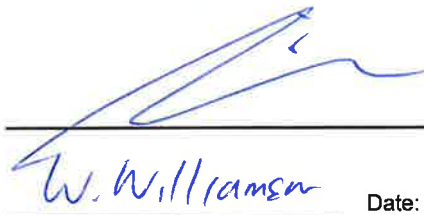
4. The timeframe for completing the LEP is to be 9 months.

5. The LEP maps shall be prepared in accordance with the requirements of the Department's "Standard Technical Requirements for Spatial Datasets and Maps" (2015).

Supporting Reasons :

The proposal is supported because the proposed amendments will better reflect the existing, continuing and future intended public worship and educational uses of the site.

Signature:



Printed Name:

Date:

9/9/2016