

Planning Proposal for 461-495 Victoria Road, Gladesville

Proposal Title :	Planning Proposal for 461-495 Victoria Road, Gladesville		
Proposal Summary :	To rezone land at 461 - 495 Victoria Road, Gladesville by making the following amendments to Ryde Local Environmental Plan 2010: Clause 4 of Schedule 1 - to introduce additional permitted land uses; and, Height of Bulding Map 06 - to implement maximum RLs.		
PP Number :	PP_2013_RYDEC_001_00	Dop File No :	13/01580

Proposal Details

Date Planning Proposal Received :	21-Dec-2012	LGA covered :	Ryde
Region :	Sydney Region East	RPA :	Ryde City Council
State Electorate :	RYDE	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	461 - 495 Victoria Road		
Suburb :	Gladesville	City :	Sydney
		Postcode :	2111
Land Parcel :	Lot 1 in DP 739556		

DoP Planning Officer Contact Details

Contact Name :	Martin Cooper
Contact Number :	0292282097
Contact Email :	martin.cooper@planning.nsw.gov.au

RPA Contact Details

Contact Name :	Meryl Bishop
Contact Number :	0299528228
Contact Email :	mbishop@ryde.nsw.gov.au

DoP Project Manager Contact Details

Contact Name :	
Contact Number :	
Contact Email :	

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro Inner North subregion	Consistent with Strategy :	Yes

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	38,340.00	No of Jobs Created :	537
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 regional team is not aware of any meetings or communication with registered lobbyists concerning this Planning Proposal			

Supporting notes

Internal Supporting Notes : This planning proposal seeks amendments to Ryde LEP 2010 to facilitate the development of a Bunnings retail outlet and bulky goods warehouse on the subject site.

If supported, a development application for a Bunnings retail outlet (15,255sqm) and bulky goods warehouse (21,885sqm) will be lodged with Council. An existing commercial building (1,200sqm) on the site is proposed to be retained as the part of future development of the site.

Ryde City Council has accepted the Minister's offer of plan making delegations and requests authorisation to exercise delegations for this planning proposal.

External Supporting Notes :

Adequacy Assessment

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

Is a statement of the objectives provided? Yes

Comment : The planning proposal has two key objectives:

1. To expand the range of permissible land uses within the IN2 zone to facilitate the development of a Bunnings warehouse and bulky goods retailing on the site; and,
2. To introduce a range of building height controls applying the site to promote building form that can present and interact with the primary street frontage, (Victoria Road), and secondary street frontages, (Frank and College Streets).

The previous use of the site as a quarry resulted in the majority of the land being well below street level. The proposed 10 metre building height applying to the site under Draft Ryde LEP 2011 would result in the roof line of any proposed new buildings being located below street level. This would yield poor built form and no opportunity for new buildings to interact with street frontages and adjoining residential development.

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 :

Comments in relation
to Principal LEP :

Ryde LEP 2010 translated the Ryde Planning Scheme Ordinance into the SI LEP format. Council is now updating LEP 2010 based on the findings of a comprehensive Local Planning Study.

The Draft Ryde LEP 2011 is currently at s.68 stage and was exhibited between 30 May to 13 July 2012. At its 11 December 2012 meeting, council resolved to defer the LEP to enable an open community workshop to be held in February 2013.

The draft LEP proposes to introduce the following development standards for the proposal site:

1. Retention of the IN2 - Light Industrial and SP2 - Infrastructure zoning.
2. A maximum building height of 10 metres.
3. Development for the purposes of 'bulky goods premises', 'business premises' and 'office premises' permitted with consent under Clause 6, Schedule 1.

Whilst the planning proposal does not currently seek to amend the draft LEP, Council recognises the potential for incorporating the planning proposal in the draft LEP.

In order to achieve the intended outcomes of the planning proposal through the draft LEP, the following amendments to the draft LEP would be required:

1. Amend the Height of Buildings Map - Sheet HOB_006 to introduce a range of RLs for the site; and,
2. Addition of 'hardware and building supplies' and 'garden centre' as permitted with consent under Clause 6, Schedule 1 in Part 6.

Given Council's recent deferral of the LEP, the timing of notification is uncertain. However, there is potential for notifying the principal LEP ahead of finalisation of this planning proposal. Therefore, dependent upon this timing, it is recommended that the planning proposal amend either the current Ryde LEP 2010 or draft Ryde LEP 2011.

Assessment Criteria

Need for planning
proposal :

To enable the development of a Bunnings retail outlet and bulky goods premises on the proposed site. The introduction of additional permitted uses will achieve greater utilisation of the site through increased floor area (proposed 38,340sqm compared to the current 22,000sqm), thereby increasing employment opportunities on the site.

The implementation of site specific building height controls would provide a better planning outcome for the site than current controls. The proposed building heights allow for integration of new buildings with surrounding development and interaction with street frontages.

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Consistency with strategic planning framework :

As noted above, the City of Ryde prepared a comprehensive Local Planning Study to inform the draft LEP, and to address the Metropolitan Plan for Sydney 2036 and draft Inner North Subregional Strategy 2007. The centres and corridors component of the Local Planning Study identified a section of Victoria Road as a potential enterprise corridor, consistent with the Subregional Strategy's target to identify parts of Victoria Road, Gladesville as an enterprise corridor. The subject site is within this corridor and the Local Study recommended 'bulky goods premises' should be a permitted use within the corridor, an outcome reflected in the draft Ryde LEP 2011.

The diversification of uses on the site will assist in achieving the 21,000 new jobs target for the Ryde local government area identified in the Subregional Strategy. The planning proposal is compatible with the strategic direction set by the Metropolitan Strategy 2036.

Environmental social economic impacts :

The planning proposal indicates three main environmental effects associated with the future development of the site:

1. Residential interface issues;
2. Traffic impacts; and,
3. Water management (stormwater and flooding/overland flow issue).

Specialist studies were prepared to assess the level of impact and identify solutions to ameliorate environmental impacts. As discussed in Section 6 of the attached planning proposal, provisions have been incorporated into the proposal to address these issues, such as a range of height controls to manage the interface between proposed new buildings and the surrounding built environment. Whilst the planning proposal identifies that potential traffic and stormwater issues can be mitigated, management solutions will be thoroughly assessed and incorporated into future development consent provisions, should the proposal proceed.

The proposal has a positive social and economic benefit through the provision of 550 extra jobs. The future development of a Bunnings retail warehouse represents a significant investment in the Ryde area in the order of \$100 million.

Assessment Process

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

Timeframe to make LEP : **9 Month** Delegation :

Public Authority Consultation - s56(2)(d) : **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. :

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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 :

Documents

Document File Name

DocumentType Name

Is Public

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones
6.3 Site Specific Provisions**

Additional Information : **Proceed with the Planning Proposal subject to the following conditions:**

(1) Public exhibition period of 28 days;

(2) Completion period of 9 months;

The RPA should be advised that:

(1) Consultation with Transport for NSW - Roads and Maritime Service is required.

(2) Dependent upon the publication date of the draft SI LEP, the planning proposal shall amend the Ryde LEP 2010 or draft Ryde LEP 2011;

(2) The planning proposal is consistent with relevant s117 Directions: 1.1 Business and Industrial Zones; and 6.3 Site Specific Provisions.

(3) The planning proposal is consistent with all other s117 Directions and council need not address these directions further.

Supporting Reasons : **It is recommended that the Director General or his delegate be satisfied that the proposal can proceed on the basis that: the additional permitted uses will positively contribute towards economic development and job creation with the Ryde local government area; and, the building height controls proposed will result in new buildings that connect and interact with the existing built environment.**

Signature:



Printed Name:

M KOROT

Date:

24/1/13