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PLANNING



ADDENDUM

PLANNING PROPOSAL

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176-186 BLAXLAND ROAD, RYDE

***ADDENDUM***

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***176-178 BLAXLAND ROAD, RYDE***

***AMEND RLEP 2014 – SP2 INFRASTRUCTURE  
TO R4 HIGH DENSITY RESIDENTIAL***

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## Part 1 Background

- 1.1. The applicant submitted a planning proposal to Ryde City Council in 2016 for the site known as Lot 22 and Lot 23 DP 6046, 176-178 Blaxland Road, Ryde. The primary and sole purpose to the planning proposal is to rezone two allotments, currently zoned SP2 Infrastructure to R4 High Density Residential pursuant to Ryde LEP 2014.
- 1.2. The planning proposal document, which accompanied the proposal, plans considered the implications of the development in terms of the objectives and outcomes of 'A Plan for Growing Sydney'. As we understand the Department of Planning have not raised any issues with the information as submitted based on the strategy documents available at the time of lodgement.
- 1.3. On November 21 2016 the Greater Sydney Commission put on public exhibition the 40-year vision, *Towards our Great Sydney 2056*, and the 20 year draft District Plans, one for each of Greater Sydney six Districts.
- 1.4. The subject site is located within the North District.
- 1.5. An assessment of the Planning Proposal against the visions, strategy and planning principles of the Draft North District Plan has been requested to ensure the proposal fully address the latest strategic plans. Based on a review of the district plans the proposal is deemed to be consistent with the strategic intent of the document.
- 1.6. This Planning Proposal – Addendum is to be read in conjunction with the Planning Proposal, prepared by Andrew Martin Planning Pty Ltd submitted with the planning proposal application.

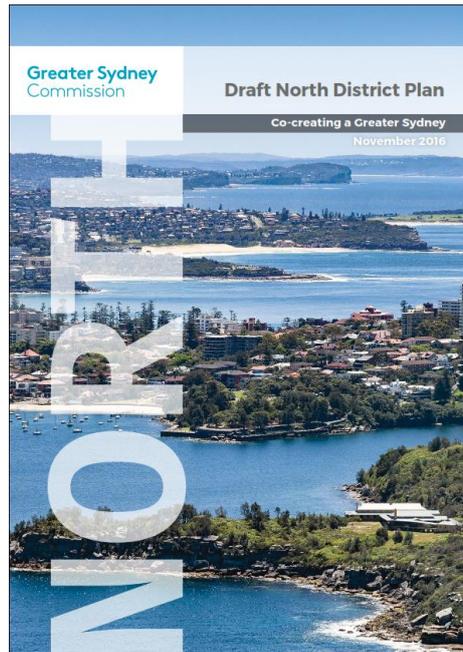


Fig 1: Front cover of draft document

## Part 2 Draft North District Plan – Relationship to the EP&A Act 1979

- 2.1 Section 75AI of the Environmental Planning and Assessment Act 1979 (EP&A Act) requires local environment plans to be updated to give effect to each District Plan as soon as practicable after a District Plan is made. While this plan is on public exhibition in draft form at the time of writing, the Department of Planning and Environment’s Guide to Preparing Planning Proposals (August 2016) provides for Council’s to give consideration to the strategic merit of the proposal, site-specific merit of the proposal and consistency with strategic plans, including draft District Plans, State environmental planning policies and Ministerial directions.
- 2.2 In terms of later consideration of a development application that reflects this planning proposal the draft District Plan is not a matter for consideration in the determination of a development application, however a consent authority may decide to consider a draft District Plan or District Plan to the extent it relates to the objects of the EP&A Act.

## Part 3 Introduction to the Draft North District Plan

- 3.1 The Draft NDP states:

*“This draft District Plan translates and tailors metropolitan planning priorities for each District by giving effect to the four goals of ‘A Plan for Growing Sydney’:*

- *Goal 1: A competitive economy with world-class services and transport*

- *Goal 2: A city of housing choice, with homes that meet our needs and lifestyles*
- *Goal 3: A great place to live with communities that are strong, healthy and well connected*
- *Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.*

*To do this, this draft District Plan interweaves these goals by describing proposed priorities and actions for the District in terms of:*

- *A productive city (Goal 1)*
- *A liveable city (Goals 2 and 3)*
- *A sustainable city (Goals 3 and 4)."*

## Part 4 Assessment of Planning Proposal

4.1 The planning proposal reported reflected many of the statistics and trends that are outlined and reiterated in the Draft NDP document. The draft document contains the latest statistical information available. In most cases the statistics are broader than the statistics and analysis used in the planning proposal as they relate to the adopted North District boundaries, however where precincts within the District are addressed, the trends remain unchanged.

4.2 At the highest level the following provides a review of the planning proposal against the goals for the District being:

- *A productive city*
- *A liveable city*
- *A sustainable city*

### 4.3 Productivity priorities and actions

*"The proposed priorities and actions for a productive North District focus on the District's major centres as generators of jobs growth and diversity. Our planning will realise opportunities to leverage health, education and knowledge clusters and prioritise investment and detailed land use planning around the Northern Beaches Hospital, St. Leonards and Macquarie Park, while investment in transport will provide better access to a greater choice of jobs closer to where people live."*

Priority	Response
Managing employment and urban services land	The proposal is to rezone the land to high density residential.

<p>Planning for job target ranges in strategic and district centres</p>	<p>The construction of the proposed development, being a high density residential development will generate jobs and value into the economy. Further, new residents will spend money locally supporting local business in the area. The site has a low scale residential interface thus will be limited in terms of the business opportunities it can provide. Residential zoning is deemed to be the most appropriate zoning.</p>
<p>Optimising the productivity benefits of Sydney Metro to create new smart jobs in strategic centres</p>	<p>New residents, located within the Ryde Town Centre area will support this job creation.</p>
<p>Prioritising Northern Beaches Hospital as catalyst for a new centre</p>	<p>Not applicable to this planning proposal.</p>
<p>Accessing a greater number of metropolitan jobs and centres within 30 minutes</p>	<p>The site is well located to achieve this principle. Good links to public transport buses are available around the Top Ryde Shopping Centre and along Blaxland Road. Ryde is well located in terms of employment, services and facilities to serve new residents within a 30 minute radius of the subject site.</p>
<p>Accessing local jobs, goods and services within 30 minutes</p>	<p>As above.</p>
<p>Coordinating freight activities with land use planning</p>	<p>Not applicable to this planning proposal.</p>
<p>Growing the tourism economy</p>	<p>While there is no direct linkage between the planning proposal and increasing the tourism economy, the site is well located to access local tourism hotspots within the City and good access to other facilities beyond the city limits.</p>

4.4 **Liveability priorities and actions**

*“The proposed priorities and actions for a liveable North District draw on the District’s open spaces, bushland and beaches, its mix of neighbourhoods and housing types, and its many heritage areas. The District will provide a greater diversity of housing in the future, near to transport and the District’s many centres, and further enrich its many communities through design-led planning.”*

Priority	Response
Improving housing choice	The proposal creates the opportunity to increase the amount and diversity of housing in this area. The new units will service increased numbers of working couples, single occupancy households and couples with one child or no children.
Improving housing diversity and affordability	High density development of the site can provide density close to transport and employment, accessibility and affordability in a more effective way than traditional suburban/detached housing, and deliver genuine public transport orientated development.
Coordinating and monitoring housing outcomes and demographic trends	The preliminary and concept planning for the subject site to date demonstrates that new units can be built that comply with the Ryde DCP 2014 provisions.
Creating great places in the North District	The site is located opposite the Top Ryde Shopping Centre, on Blaxland Road. New residents of a future residential development will be well located to contribute to the local community and economy as the site is highly accessible, within an easy walking distance to a range of services and good public transport services.

<p>Fostering cohesive communities in the North District</p>	<p>The consolidation of the site and creation of new integrated residential development with appropriate amounts and quality of both private and communal open space provides the opportunity to create more community cohesion through passive and active interaction of residents within and around the site. More broadly residents will have ready access to a variety of community based services, facilities, clubs and organisations within 30 minutes of this site that can foster better community connections.</p>
<p>Responding to people’s need for services</p>	<p>The site is well located to access residents needs for local and/or accessible services and facilities. The Top Ryde area has an abundance of local services and facilities that cater for a diversity of cultural backgrounds and needs.</p>

**4.5 Sustainability priorities and actions (Chapter 5)**

*“The proposed priorities and actions for a sustainable North District acknowledge the District’s diversity of landscapes – from busy urban areas, to the productive Metropolitan Rural Area, beachside suburbs and neighbourhoods ringed by bushland. As the District grows, it will build its efficiency and resilience, while enhancing its landscapes, waterways and biodiversity.”*

Priority	Response
<p>Enhancing the North District in its landscape</p>	<p>Large gum trees across frontage to be maintained and other parts of</p>

	<p>site to be improved by way of a future landscape plan forming part of any future DA. New residential density will be required to address the amount and quality of plantings provided on site. This includes the retention of street trees and the provision of good quality landscaping within the building setback to improve the street presentation.</p>
Protecting the District’s waterways	<p>New residential development will be required to provide a stormwater management plan to address the collection, storage and disposal of stormwater from the site. The stormwater system will discharge into a legally approved Council stormwater system in the area. Development controls will ensure that all waters leaving the site will be controlled in appropriate manner and more broadly ensure the district’s waterways are not affected by runoff from new development such as the residential development proposed.</p>
Managing coastal landscapes	<p>The site is not visible from any coastal area. Not applicable to this planning proposal.</p>
Protecting and enhancing biodiversity	<p>The proposal will not have any adverse impact on biodiversity at a district level. There is no significant trees, vegetation or known significant habitat on the site.</p>
Delivering Sydney’s Green Grid	<p>The planning proposal does not involve the removal of any</p>

	<p>significant trees or vegetation from the site. It includes the retention of street trees along Blaxland Road where possible. As such, it supports the creation and maintenance of the Green Grid along Blaxland Road. A full arboricultural assessment will occur at the time the development application is made.</p>
<p>Managing the Metropolitan Rural Area</p>	<p>Not applicable to this planning proposal. The site is an existing urban land parcel, not rural in existing or future character.</p>
<p>Creating an efficient North District</p>	<p>Proposal achieves this principle by locating additional high density residential development adjacent the Top Ryde Centre. Further, easy access is provided to reliable public transport, open space, sport and leisure facilities. Work opportunities coupled with access to outdoor areas and local goods and services makes the area a good place to live, work and play.</p>
<p>Planning for a resilient North District.</p>	<p>The achievement of improved living efficiency in the Top Ryde area adds to the area’s long term resilience, as it will be able to respond to future changes in the North District without experiencing significant negative impacts.</p>

Overall, in relation to the four goals set out in ‘A Plan for Growing Sydney’ and to the three goals for the North District enunciated in the Draft North District Plan, the planning proposal makes the following statement that sums up its response to both planning documents:

*“The rezoning supports the key trends found for the Ryde Town Centre and Top Ryde area as there are more households that contain couples without children or single households that will require or desire smaller dwelling and housing options. Busy working lives will mean less time for home maintenance. Tenants or owner occupiers will have access to a range of apartments varying in price depending upon size, aspect and floor level within the future development. The consolidated development site is large enough to be able to offer such a range and choice within the development. The proposed accommodation will be brand new, require less energy to maintain due to SEPP 65 compliance, is well located to negate the need for transport to local shops and services and will offer lower running costs overall compared with older free standing houses in the vicinity. The proximity of the site to the Ryde Town Centre and other major areas like Parramatta, Chatswood and Macquarie Park and even central Sydney will make the purchase of an apartment a sound investment, either as an owner occupier or landlord.”*

As stated in the Planning Proposal report originally submitted to Council and demonstrated above, the planning proposal is considered appropriate for the following reasons:

- Achieves the objectives and outcomes of the ‘A Plan for Growing Sydney’ and the new ‘Draft North District Plan’, by utilising existing infrastructure to provide new housing within existing urban environment to achieve growth and investment for Sydney.
- Located opposite a major retail, commercial and employment node, the development can provide density close to transport and employment, accessibility and affordability in a more effective way than traditional suburban/detached housing, and deliver genuine public transport orientated development.
- Locating housing within a quality environment, close to work, transport links and established social facilities and retail outlets.
- Housing choice to service increased numbers of working couples, single occupancy households and couples with no children.
- The development can boost the economic viability of the Top Ryde Shopping Centre and additional local population will support local services.
- High density in this location accords with TOD principles.
- The proposed development will incorporate a high quality urban design and use of quality materials and finishes.

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- Additional housing will provide a residential presence, increase diversity and safety and reduce journey to work times which in turn improves quality of life.
  - The proposal represents the efficient use of available land, sustainable and energy efficient development and has the effect of relieving land pressure in outer areas in keeping with local and state consolidation objectives.

As such, the proposal accords with metropolitan and Councils planning objectives, is in the public interest and satisfies the overarching objectives of the Environmental Planning and Assessment Act, 1979.

#### Part 4 Addendum to Part 11- Links to Supporting Material

The following is added to the list of supporting material:

- *Draft North District Plan*  
Prepared by the State of NSW through the Greater Sydney Commission  
<http://www.greater.sydney/north-district>



Andrew Martin *MPIA*  
**Principal**