



planning consultants

## Planning Proposal



Mixed Use Development  
2 College Street and 10 Monash Road, Gladesville

Submitted to: City of Ryde Council

Prepared for: Quektrum Pty Ltd  
Project No: 8459A  
Date: April 2015



## Planning Proposal

2 College Street and 10 Monash Road, Gladesville

Printed: 17 April 2015  
File Name: P:\PROJECTS\8459A 10 Monash Rd & 2 College St, Gladesville\Reports\8459A Final April 2015.docx  
Project Manager: Kirk Osborne  
Client: Quektrum Pty Ltd  
Project Number: 8459A

## Document history and status

Version	Issued To	Qty	Date	Reviewed
Rev_1, Draft	Project Manager	1-h	29/05/2013	K. Osborne
Rev_2, Draft	Project Manager	1-h	30/05/2013	R. Player
Draft	Client	1-e	30/05/2013	J. Quek
Final	Council	3-h, 1-e	05/06/2013	K. Osborne
Revised	Project Manager	1-h	16/01/2015	A. Conlon
Final	Council	1 e	18/02/2015	K. Osborne
Final	Council	1 e	17/04/2015	K. Osborne
Exhibition			21/04/2015	Council

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## 1 Introduction

### 1.1 Commission

DFP has been commissioned by Quektrum Pty Ltd to prepare a Planning Proposal to amend the planning controls applying to 2 College Street and 10 Monash Road, Gladesville (the site) to facilitate a mixed use development. The Planning Proposal seeks to amend the land use zoning, height and floor space ratio (FSR) controls that apply to 2 College Street and the height control that applies to 10 Monash Road under Ryde Local Environmental Plan 2014 (RLEP 2014). This report has been prepared to assist Ryde City Council (Council) in the preparation of a Planning Proposal to the Department of Planning and Environment (DoPE).

This Planning Proposal should be read in conjunction with the Urban Design Study (**Appendix A**) and other supporting documentation appended to this report.

This report has been prepared to satisfy the requirements of DoPI's *A Guide to Preparing Planning Proposals*.

*A Guide to Preparing Planning Proposals* specifies that a Planning Proposal should comprise six parts as follows:

- **Part 1** – A statement of the objectives or intended outcomes of the proposed Local Environmental Plan (LEP).
- **Part 2** – An explanation of the provisions that are to be included in the proposed LEP.
- **Part 3** – A justification for the objectives, outcomes and provisions proposed in the LEP and the process for their implementation.
- **Part 4** – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies.
- **Part 5** – Details of the community consultation that is to be undertaken on a Planning Proposal.
- **Part 6** – The project timeline of a planning proposal.

Parts 1, 2, 3, 4 and 5 are addressed in this report. In relation to Part 6 this report does not contain a project timeline (refer separate document prepared by City of Ryde).

In addition to preparing a Planning Proposal it is also proposed to amend the relevant controls in the Ryde Development Control Plan 2014 (Ryde DCP 2014). In particular, amendments are proposed to Part 4.6 of the Ryde DCP 2014 which sets out controls for land in the Gladesville Town Centre and Victoria Road Corridor. The proposed amendments to the Ryde DCP 2014 are outlined in Section 4 of this report.

### 1.2 Background and Council Consultation

2 College Street adjoins 10 Monash Road which is part of the Monash Road precinct in the Gladesville Town Centre and Victoria Road Corridor. Both 2 College Street and 10 Monash Road are owned by HWR Pty Ltd. The Directors of HWR Pty Ltd are also Directors of Quektrum Pty Ltd (the applicant).

In May and June 2012 Council exhibited Draft Ryde Local Environmental Plan 2011 (DLEP 2011). DLEP 2011 proposed to zone 2 College Street R2 Low Density Residential, with a height limit of 9.5m and FSR of 0.5:1.

During the public exhibition of the Draft Ryde LEP 2011, Quektrum made a submission to Council requesting 2 College Street be zoned B4 Mixed Use under DLEP 2011 and to amend the building height and FSR planning controls applying to the site.

The Council Report in considering Quektrum's submission on DLEP 2011 dated 24 July 2012 noted the following:

*"In view of the accessway adjoining to the west separating the property from 2A College Street and the zoning of land to the south and east, the rezoning of the land is considered reasonable. However, to allow community consideration of proposed zoning, FSR and height changes to the land and to enable detailed design criteria to be incorporated into DCP 2011 – Part 4.6 Gladesville Town Centre and Victoria Road corridor it is considered that a planning proposal for the site should be submitted to Council."*

On the 26 February 2013, Council wrote to Quektrum advising that a Planning Proposal should be prepared to allow Council to formally consider the proposed changes to the zoning, height and FSR controls that apply to the site. Council advised that the Planning Proposal needed to address:

- the intended changes to both Ryde LEP 2010 and Ryde LEP (Gladesville and Victoria Road Corridor) 2010;
- the intended changes to Draft Ryde LEP 2011;
- urban design considerations with respect to existing and proposed changes in FSR and height.

On the 12 March 2013, Council resolved that a Planning Proposal be accepted for consideration by Council for a number of properties including 2 College Street and 10 Monash Rd, Gladesville.

On 20 March 2013, Quektrum and DFP met with Council officers to discuss the requirements for the Planning Proposal. Council officers advised that on the 12 March 2013 Council resolved to forward to the Department of Planning and Infrastructure Draft Ryde LEP 2011 requesting that the Minister make the Plan.

It was discussed and agreed that the Planning Proposal would seek to amend the then Ryde LEP 2010 and Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) as both LEPs applied to the site. It was also agreed that the Planning Proposal should outline the required amendments to the then draft Ryde LEP 2011.

Council staff indicated general support for the proposed land use zoning and heights for the site. The proposed FSR of 1.8:1 was discussed and Council requested that the Planning Proposal demonstrate that an FSR of 1.8:1 could be achieved on the site. There was some concern expressed that an FSR of 1.8:1 could not be achieved based on the proposed height limits.

Other issues raised by Council were:

- Provision of rear boundary setbacks;
- The extent of front setback on the 2 College Street site;
- Site access and egress arrangements; and
- Provision of loading dock to service the future retail/commercial tenancies. It was indicated that the future development should accommodate access for a small rigid vehicle.

It was discussed and agreed that the Planning Proposal also document the required amendments to the Ryde DCP 2010 – Part 4.6 (now Ryde DCP 2014).

Council also suggested that the Planning Proposal include a photomontage that indicates the style of building that may be potentially developed on the site.

Subsequent to the above discussions and Council's resolution to prepare a planning proposal for the site, Ryde LEP 2010 and Ryde LEP (Gladesville Town Centre and Victoria Road Corridor) have been repealed and replaced with RLEP 2014.

This Planning Proposal therefore seeks to amend the relevant provisions of RLEP 2014.

### 1.3 Project Team

The preparation of the Planning Proposal has been a collaborative effort with the client and the team of consultants including:

Table 1: The Project Team	
Urban Design	Olsson and Associates
Town Planning	DFP
Traffic and Parking	Varga Traffic Planning Pty Ltd

### 1.4 Report Structure

This Planning Proposal is structured in the following manner:

**Section 2** provides a detailed description of **The Site** and the nature of surrounding development.

**Section 3** outlines the **Planning Proposal**.

**Section 4** provides an **Explanation of Provisions**.

**Section 5** provides a **Justification** for the Planning Proposal.

**Section 6** outlines the proposed **Amendments to Ryde Development Control Plan 2014**.

**Section 7** is a **Conclusion**



## 2 The Site

The site is located at 2 College Street and 10 Monash Road, Gladesville and has a legal property description of Lot 35A and Lot 35B in DP 401201 respectively. **Figure 1** shows the general location of the site. The site is approximately 2.3km from the Top Ryde City shopping centre and approximately 1km from the Gladesville Shopping Centre.

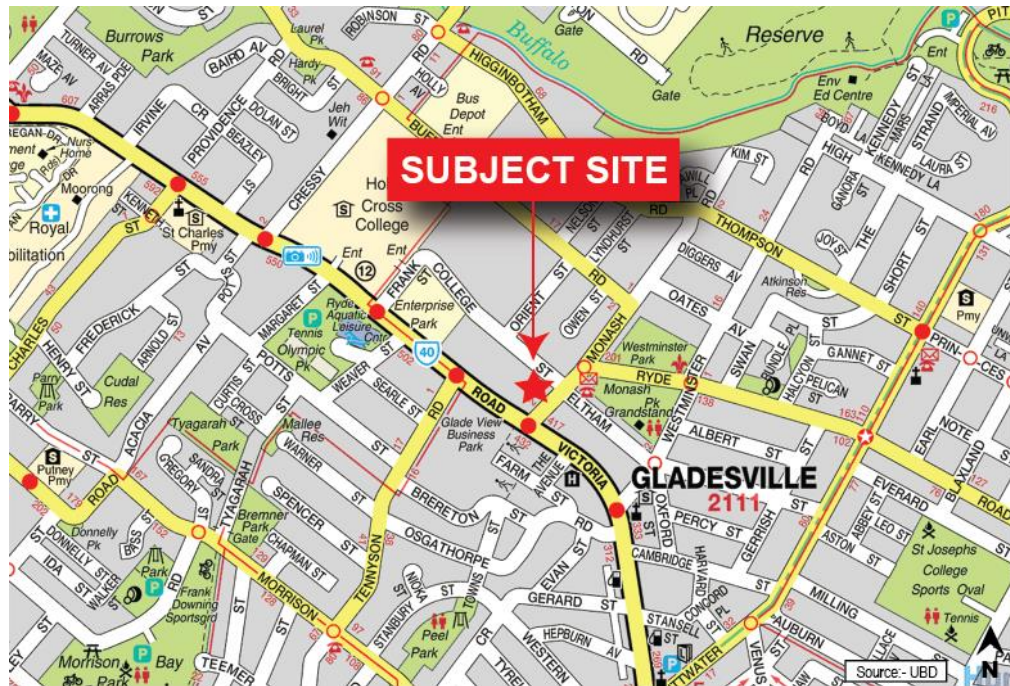


Figure 1: Site Location

The site has an area of 1,359m<sup>2</sup>, with dual street frontage to College Street and Monash Road. The College Street frontage is approximately 65m and Monash Road frontage is approximately 20 metres. The site has a depth of approximately 20m (from the College Street boundary). Vehicular access into the site is off College Street.

The site slopes from south-east to the north-west, with the highest point being in the south east corner of the site at approximately RL 52. The lowest point of the site is approximately RL 47, representing a fall of 5m from north east to south west across the site. The site has limited vegetation comprising scattered shrubs and trees and grassed areas. The site is burdened by a 1m wide easement for drainage along the north western boundary adjoining 2A College Street. A site survey is included at **Appendix B**.

An aerial photograph of the site is shown at **Figure 2**.



Figure 2: Aerial photograph of the site

2 College Street is currently occupied by a single storey brick residential dwelling with separate single storey brick garage. 10 Monash Street consists of a single building with a separate garage. The building is used for business purposes with the previous tenant being a dentist.

Photographs of the site are shown at **Figures 3-7**.



Figure 3: 2 College Street





*Figure 4: 2 College Street*



*Figure 5: 2 College Street*

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Figure 6: 10 Monash Road



Figure 7: 10 Monash Road



## 2.1 Surrounding Area

The surrounding land uses are illustrated in the aerial photograph at **Figure 8**. The surrounding uses comprise a mix of residential, commercial and light industrial uses along College Street, Monash Street and Victoria Road.

8, 8a and 8b Monash Road are residential dwellings. 2, 4, 6 and 6A Monash Road are business premises. A mixed use development comprising residential apartments and an Aldi supermarket has recently been completed at 1-9 Monash Road.

Adjoining the site to the west are single storey residential dwellings. Further west along College Street are light industrial premises including a 3.8 ha block of industrial land. This land (known as 461-495 Victoria Road) is also the subject of a Planning Proposal which is seeking approval for additional land uses to allow for the future development of a Bunnings Warehouse plus bulky goods development.

The northern side of College Street opposite the site is also characterised by single storey residential dwellings.



Figure 8: Surrounding land uses

Photographs of the surrounding land uses are included at **Figures 9-17**.



*Figure 9: 2A College Street*



*Figure 10: Access way between 2 and 2A College Street*





*Figure 11: Residential dwellings opposite 2 College Street*



*Figure 12: Light industrial uses on College, west of the site*

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Figure 13: Retail and commercial uses at 2-6 Monash Road



Figure 14: Commercial uses at 6A Monash Rd, accessed via College Street





*Figure 15: 8 Monash Road*



*Figure 16: Commercial uses at corner of Monash Road and Victoria Road*



Figure 17: Retail uses at 13 Monash Road

## **2.2 Current Planning Controls**

### **2.2.1 Ryde Local Environmental Plan 2014**

The north eastern, 2 College Street site is currently zoned R2 Low Density Residential under RLEP 2014. The maximum building height limit for this site is 9.5m and the maximum FSR is 0.5:1.

The objectives of the R2 Low Density Residential zone are:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a variety of housing types.*

Permitted land uses in the R2 zone include boarding houses, dual occupancies (attached), dwelling houses, and multi dwelling housing. Shops and retail uses are not permissible.

The south western site, 10 Monash Road, is zoned B4 Mixed Use under RLEP 2014. The maximum building height limit is 13m and the FSR is 1.8:1.

The objectives of the B4 zone are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*

Current permitted uses include boarding houses, commercial premises; shop top housing, multi dwelling housing and residential flat buildings. An extract from the zoning map is shown at **Figure 18**.

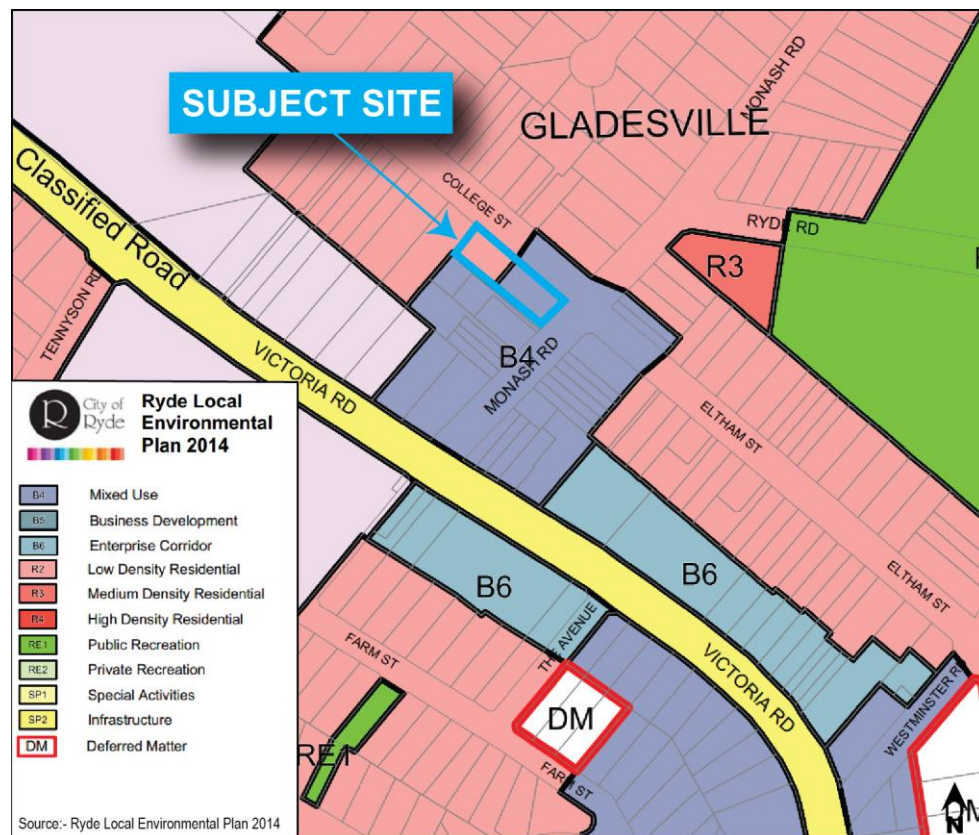


Figure 18: RLEP 2014 Zoning Map extract

## 2.2.2 Ryde Development Control Plan 2014

Ryde DCP 2014 provides a range of planning controls for specific types of development (e.g. residential dwellings), specific sites and for urban centres. In particular Part 4.6 of the Ryde DCP 2014 provides detailed planning controls for the Gladesville Town Centre and Victoria Road Corridor. 10 Monash Road is within the Victoria Road Corridor, however 2 College Street is not within the Victoria Road Corridor, but adjoins the Corridor.

Part 4.6 of Ryde DCP provides a vision and development controls for the long term redevelopment of the Gladesville Town Centre and Victoria Corridor. Vision statements are also included for precincts in the corridor. The vision for the Monash Road precinct is provided below:

*The northern precinct at Monash Road is to maintain its local retail role, whilst gaining additional retail, commercial and residential development. The precinct's heritage items and main street retail character are to be protected and enhanced with narrow frontage shopfronts and built forms that relate to the scale and character of existing buildings. The precinct will provide local shopping within a more cohesive built form and an improved public domain.*

Part 4.6 of the Ryde DCP 2014 sets out the following controls for the Corridor and Monash Road Precinct:

- Built Form (heights, setbacks, active street frontages etc);
- Access (vehicular access, parking, site amalgamation);
- Public Domain (pedestrian connections, landscape character, urban elements); and
- Key Site controls (uses, building heights, building depth and separation etc).

The controls in Part 4.6 of the DCP are relevant to the future redevelopment of 2 College Street. Concurrent with the consideration of the amendment to the RLEP 2014, it is proposed to amend the relevant controls in Ryde DCP 2014. This is discussed in detail in Section 4.

### **3 The Planning Proposal**

This Planning Proposal seeks to amend the relevant planning controls in Ryde LEP 2014 to:

- Rezone 2 College Street to B4 Mixed Use;
- Permit a maximum FSR of 1.7:1 at 2 College Street and 10 Monash Road;
- Permit buildings up to 12-13 metres in height at 2 College Street; and
- Permit buildings up to 15 metres in height at 10 Monash Road.

A detailed explanation of the amendments required to Ryde LEP 2014 is provided in **Section 4**.

#### **3.1 Objectives or Intended Outcome**

2 College Street adjoins land in the Monash Road precinct which is identified for renewal including additional retail, commercial and residential development. The vision for the precinct is to allow urban renewal, whilst maintaining its local scale service role and providing a built form that relates to the scale and character of existing buildings.

The Planning Proposal is a site specific amendment to the RLEP 2014 to amend the land use zoning, height and floor space controls that apply to the site.

There is an opportunity to consolidate both lots into the Monash Road precinct and to redevelop both sites in an integrated development, contributing to the progressive urban renewal of the precinct. The amended planning controls will facilitate a development up to three and four storeys in height and comprise ground floor retail uses at the corner of Monash Road and College Street and residential apartments.

The objective of the Planning Proposal is to facilitate the redevelopment of the site by providing appropriate planning controls across both lots.

The intended outcome of the Planning Proposal is to amend the existing planning controls to facilitate a future mixed use development of the two adjoining lots which are now in the single ownership of HWR Pty Ltd. A development concept is illustrated at **Appendix A**. This concept includes 25 apartments, 167m<sup>2</sup> of retail/commercial floorspace and basement car parking.

## **4 Explanation of Provisions**

The Planning Proposal proposes the following amendments to Ryde LEP 2014.

### **Amendments to Ryde LEP 2014**

- Amend the zoning of 2 College Street from R2 Low Density Residential to B4 Mixed Use.
- Amend the FSR Map to change the FSR for 2 College Street from 0.5:1 to 1.7:1.
- Amend the FSR Map to change the FSR for 10 Monash Road from 1.8:1 to 1.7:1.
- Amend the Height of Buildings Map to change the building heights to 13m for the majority of the 2 College Street and 12m along its western boundary.
- Amend the Height of Building Map to change the building heights for 10 Monash Road from 13m to 15 metres.
- Amend the Lot Size Map to remove the minimum lot size requirement from 2 College Street as not applicable to the proposed B4 Mixed Use zone.
- Amend the Centres Map to include 2 College Street in the area identified as the Gladesville Town Centre.

### **Ryde DCP 2014**

It is also proposed to amend Part 4.6 of Ryde DCP to support the proposed changes to the LEP. A discussion on amendments to Ryde DCP 2014 is included at Section 6. Mapping changes to the key site map of Chapter 4, Part 4.6 of Ryde DCP 2014 are included at **Appendix C**.



## **5 Justification**

### **5.1 Need for the Planning Proposal**

#### **5.1.1 Is the Planning Proposal a result of any strategic study or report?**

The Victoria Road corridor has been identified in the Ryde Local Planning Study as a corridor capable of urban renewal and redevelopment. Part 4.6 of Ryde DCP 2014 includes a vision, objectives and detailed controls for the Monash Road precinct including 10 Monash Road.

To support the proposed amendments to the planning controls Olsson Architects have prepared an urban design study. The urban design study details the rationale for the proposed future urban form. The urban design study is discussed in detail in Section 5.3.2 and is included at **Appendix A**.

#### **5.1.2 Is the Planning Proposal the best means of achieving the objectives of intended outcomes, or is there a better way?**

An amendment to the Ryde LEP 2014 is the only feasible way of achieving the desired future redevelopment of the consolidated site.

Clause 4.6 – Exception to Development Standards of Ryde LEP 2014 does provide the ability to vary the height and floorspace controls for a future development on the site, however the site zoning does not permit a medium density development on 2 College Street (i.e three storey residential flat building or shop top housing).

Therefore the most appropriate means of achieving urban renewal of the consolidated site is to amend the LEP. This will provide greater certainty and enable the new planning controls to be informed by an urban design analysis that has tested the built form outcomes.

The Planning Proposal is considered to be the best and most appropriate means of achieving the intended outcomes.

### **5.2 Relationship to strategic planning framework**

#### **5.2.1 Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The regional strategic planning context for the consideration of this Planning Proposal is the recently release metropolitan strategy for Sydney- *A Plan for Growing Sydney*.

##### **A Plan for Growing Sydney**

The regional strategic planning context for the planning proposal is detailed within the recently released “A Plan for Growing Sydney”, which sets out a strategic planning framework for Sydney.

This includes a series of objectives and actions under four overarching goals:

- 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; and
- Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The strategy is aiming to accelerate the delivery of housing across Sydney to meet the housing supply demand resulting from continuing population growth. The strategy identifies that the most suitable areas for urban renewal are those places close to jobs, accessible to public transport and in and around centres. The strategy identifies that urban renewal is essential to meet the demand for new housing over the next 20 years. The strategy also acknowledges that as the age structure of Sydney's population changes, demand for apartments in centres and close to transport is increasing.

The plan also sets out the priorities for Sydney's subregions. Ryde is within the North subregion. Consistent with the metropolitan strategies overarching goals, the priorities for the North Subregion include increasing the supply of housing and jobs in centres with good public transport.

Gladesville and its immediate surrounds have not been specifically identified in the metropolitan strategy as specific target areas. However, one of the key identified directions in the metropolitan strategy is however to accelerate housing supply, choice and affordability and the town centre has been identified by Ryde City Council as a focus for urban renewal.

The Planning Proposal seeks to amend the planning controls to allow for a 3-4 storey mixed use development within the Victoria Road Corridor. The Planning Proposal will facilitate development in an established area and is consistent with the broad objectives of the Metropolitan Strategy.

#### **5.2.2 Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?**

##### **Ryde Local Planning Study**

Council prepared a Local Planning Study (LPS) to guide future growth in Ryde over the next 10 years and to inform the preparation of the 2014 RLEP. The LPS was also prepared in response to the then Metropolitan Strategy and Inner North Draft Subregional Strategy. The LPS comprises several components, the most relevant being the Centres and Corridors section of the LPS.

The Victoria Road corridor is an area identified as capable of urban renewal and redevelopment and the study established the desired future character for Victoria Road including:

- A significant commuter corridor.
- A significant local employment corridor linking strategic employment lands and economically vital town centres.
- A link between the historic centres of West Ryde, Ryde Town Centre and Gladesville.
- An attractive streetscape that includes tree lined streetscapes between vibrant town centres.

The Monash Road Precinct is envisaged to provide a mix of convenience retail and services to local residents and workers as well as providing specialist goods and services to the wider community.

The proposed zoning and likely future land use for the site is consistent with the strategic directions of the LPS.



**5.2.3 Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

An assessment of the Planning Proposal against the applicability and consistency with State Environmental Planning Policies is included at **Appendix D**.

The Planning Proposal is not inconsistent with the applicable SEPPs.

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

An assessment of the Planning Proposal against the applicability and consistency with Ministerial Directions is included at **Appendix E**. The Planning Proposal is consistent with the relevant Ministerial Directions. The main direction of relevance is discussed below.

**Direction 3.1 – Residential Zones**

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 Direction states that a Planning Proposal must:

- (a) broaden the choice of building types and locations available in the housing market, and*
- (b) make more efficient use of existing infrastructure and services, and*
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) be of good design.*

The Direction also states that a Planning Proposal must:

- (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and*
- (b) not contain provisions which will reduce the permissible residential density of land*

Direction 3.1 applies to existing residential zoned land and any other zone in which significant residential development is permitted or proposed to be permitted.

The Planning Proposal is seeking to facilitate a mixed use development of the site. A future mixed use development will add additional dwelling stock and provide a mix of apartment sizes which will potentially include 1, 2, and 3 bedroom apartments.

The Planning Proposal promotes the efficient use of land that is serviced by existing infrastructure and which can contribute to the infill housing objectives of A Plan for Growing Sydney.

The Planning Proposal also seeks to increase the density of development on the land, particularly 2 College Street where the FSR and building heights are proposed to increase.

### **5.3 Environmental, social and economic impacts**

#### **5.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The site is located in a highly urbanised area and has been developed for urban purposes. There is limited vegetation on the site and it is unlikely to contain critical habitat or threatened species.

#### **5.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

The likely environmental effects of the Planning Proposal are potential built form, traffic and heritage impacts.

##### **Built Form**

Ryde DCP 2014 recognises that the Monash Road precinct area is in need of rejuvenation and that appropriately scaled development can revitalise the precinct. The building envelopes (and hence FSR) proposed have been designed with regard to the future built form envisaged in Ryde DCP 2014 and the lower scale residential development on College Street.

The urban design principles that have informed the basis for the new building envelope and proposed amendments are:

- To create a cohesive small centre with a continuous retail or commercial uses at ground level on the Monash and Victoria Road frontages and at the corner of Monash Road and College Street.
- To ensure that setbacks are appropriate to the building location and use. Zero setbacks are proposed on the corner of College Street and Monash Road to reinforce the street corner.
- The building envelopes in residential buildings include balconies and façade articulation.
- Stepped heights along College Street are to be provided to establish a transition in building heights from new development to the existing low density residential dwellings to the west and north of the site.

The future built form is envisaged to be 4 storeys fronting Monash Road and at the corner of College Street, stepping down to three storeys on College Street. The ground floor frontage on Monash Road and at the corner of Monash Road and College Street will comprise retail/commercial uses to provide an active street frontage.

A 15m height limit is proposed for 10 Monash Road (corner of Monash Road and College Street). It is proposed to increase the maximum building height on 2 College Street to 13m across the majority of the site, which reflects the height limit that currently applies to Monash Road. A 12m height is proposed along a small strip of land along the site's western boundary. This will provide a stepping down in height to the existing residential properties to the west of the site.

Zero setbacks are proposed on the Monash Road frontage and at the corner of Monash Road and College Street. On 2 College Street where ground floor residential uses are proposed the building envelope is setback 2m.

The building envelope will enable a development density or floor space ratio (FSR) of 1.7:1. This FSR has been tested through the schematic designs which are included as part of the urban design study at **Appendix A**. The FSR is lower than the 1.8:1 FSR that currently applies to 10 Monash Road, however the FSR for 2 College Street has increased. The FSR proposed reflects the building heights proposed over both sites.

An illustrative photomontage of the development is potentially achievable within the proposed building envelope is included at **Appendix A**.

The urban design study at **Appendix A** includes a high level assessment of the proposal against the ten design quality principles of State Environmental Planning Policy No 65 — Design Quality of Residential Flat Development (SEPP 65). Due to the orientation of the site and relatively small building envelopes, more than 70% of the units will be able to receive a minimum 3 hours of direct sunlight and more than 60% of apartments will be able to be naturally ventilated.

The building envelopes are setback 6m from the (north) western boundary and from the southern boundary in compliance with SEPP 65 requirements. The setbacks will allow for the provision of communal private open space and landscaping including deep soil planting.

### **Traffic**

A traffic and parking assessment report has been prepared by Varga Traffic Planning Pty Ltd and is included at **Appendix F**. The report analyses the existing road network conditions and performance of key intersections and assesses the road network impacts and parking and loading implications of the proposal.

The traffic and parking assessment has been based on an indicative development yield of 25 residential apartments (1, 2 and 4 bedrooms) in a 3 and 4 storey building, approximately 167m<sup>2</sup> of commercial/retail floorspace and the provision of 34 off-street basement car parking spaces and a separate on-site loading and servicing bay.

The development concept achievable under the Planning Proposal is expected to result in a minor increase in traffic generation of less than 6 vehicles per hour, which would not result in any adverse impacts to the road network or require road improvements. The development concept for the site indicated that 34 off-street car parking can be provided on the site and therefore satisfy the parking requirements of Council's DCP. The layout of the off-street parking facilities is also capable of achieving compliance with the relevant Australian Standards. The separate loading bay is also capable of being designed to accommodate a variety of light commercial vehicles including small rigid garbage trucks and removalist trucks.

The traffic study has also considered the findings of the Draft Bunnings Gladesville Traffic and Parking Study, which was publicly exhibited from 17 December 2014 to 30 January 2015. The Bunnings traffic and parking study has considered the traffic and parking implications of the proposed Bunnings development on Victoria Road as well as other development expected to occur in the study area, including the proposed development of 2 College Street and 10 Monash Road.

The Draft Bunnings traffic and parking study recommends the installation of traffic signals at the Monash Road/College Street/Eltham Street intersection to discourage through traffic movements via Orient Street. It is noted that there is no timeframe for the installation of the traffic signals and that the traffic signals are not proposed as a direct result of the future development of the site. The provision of traffic signals at this intersection will also require NSW Roads and Maritime Services approval. Detail design for the signalisation of the intersection is also yet to be undertaken.

In summary the proposed future development envisaged for the site under this Planning Proposal will not have any unacceptable traffic and parking impacts.

## Heritage

There are no heritage items on the site.

There are four heritage items in the vicinity of the site which are shown on **Figure 19** below. These heritage items are:

- A cottage at 1-9 Monash Road, Gladesville (Lot 1 DP 24099);
- Monash Park (Obelisk) at 142 Ryde Road, Gladesville (Lot 7060 DP 93662);
- Drill Hall at 144 Ryde Road, Gladesville (SP 69924); and
- Great North Road (Victoria Road).

A summary of each item and their significance is detailed below.

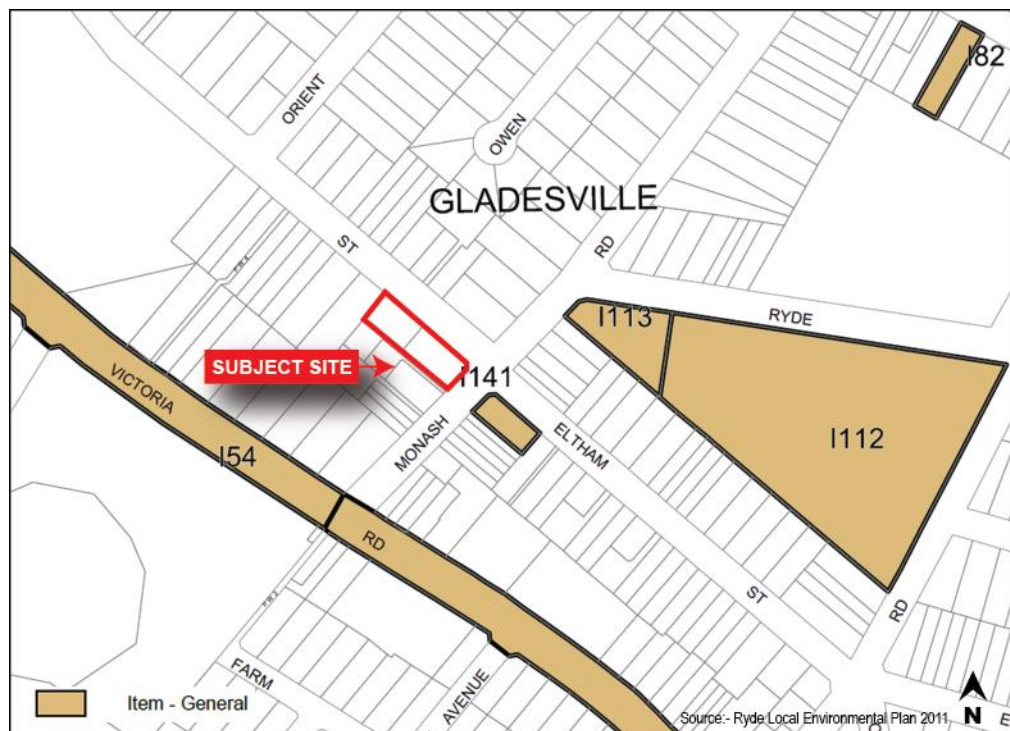


Figure 19: Heritage Items in the vicinity of the site

### Cottage at 1-9 Monash Road, Gladesville

The building is an 1880's brick cottage with corrugated iron roof that stands at the corner of Monash Road and Eltham Street, Gladesville. This item is of local heritage significance and is listed in Ryde Local Environmental Plan (Gladesville and Victoria Road Corridor) 2010. It is also listed in the Draft Ryde Local Environmental Plan 2011 (Draft RLEP 2011).

The NSW Heritage Inventory provides the following Statement of significance for the item.

*Significant as a highly intact residence of high quality. The building is significant as it is located on land originally granted to the first-fleeter William Tyrell, and subsequently acquired by another first-fleeter James Squires. The building is significant as it is almost certainly the first building to be erected on the Eltham Estate, which was one of the earliest subdivisions in the Ryde district. The building is significant as it is a residence built c 1882 by or for William Jackson, a prominent orchardist. The building is significant as an attractive example of the Victorian Rustic Gothic style, relatively intact, both externally and internally.*

The building has both cultural significance due to its association with then prominent local families and aesthetic significance as the building is representative of Victorian period Gothic Style Architecture that remains relatively intact.

A photograph of the cottage is provided at **Figure 20**.



Figure 20: Cottage at 1-9 Monash Road, Gladesville (Source: Conservation Management Plan prepared by Wier Phillips)

#### Monash Park (Obelisk) at 142 Ryde Road, Gladesville

The Obelisk at Monash Park is listed as an item of local heritage significance under RLEP 2010 and draft RLEP 2011. According to the historical notes on the State Heritage Inventory the Obelisk was erected in 1910 by Ryde Council Alderman Rowland Thomas Sutton.

The NSW Heritage Inventory provides the following Statement of significance for the item.

*Highly significant for members of the Sutton Family. Landscape value in relation to Monash Park. Significant to local historical societies and community organisations as a significant historical marker.*

The NSW Heritage Inventory also provides the following description of the item:

*Three tiered octagonal stone base topped by doric column fluted to about half way up. Centre section of stone base (two top tiers) have ornate corners. Whole topped by flat projection with ball on top. Southern side base has modern bubbler in a stone receptacle and a tap below.*

A photograph of the Obelisk is provided at **Figure 21**.





Figure 21: Obelisk Monash Park

#### Drill Hall at 144 Ryde Road, Gladesville

A former army 'Drill Hall' is located 144 Ryde Road, Gladesville. The Drill Hall is an item of State heritage significance and is listed on the State Heritage Register (as well as in the RLEP 2010 and Draft RLEP 2011). The Drill Hall is constructed of timber with a corrugated iron sheet gable roof and is in good physical condition.

The NSW Heritage Inventory provides the following Statement of significance for the item.

*The former Drill Hall is significant because it is one of the few (if any) pre-Federation, i.e. Colonial, drill hall establishments remnant in Sydney. The Drill Hall (and its site) are representative of the continuous evolution of Citizen's Militia from Colonial Volunteer and Militia Orderly Rooms to early 20th century drill halls, to late 20th century Army Reserve training depots, and latterly to multi-user depots. The Drill Hall site has historical associations with the former Eltham Estate and the creation of the adjacent Monash Park. The site and this area of Gladesville have clear association with the famous WW1 soldiers, Sir John Monash and Brigadier Sydney Herring. The former drill hall building is representative of the work of NSW Government Architects Branch at the turn of the (20th) century, and is a richly detailed and architecturally satisfying example of that Branch's architectural style. The former drill hall is one of only three such buildings with remain extant. The Drill Hall and Army Reserve Training Depot has had considerable social connection with the Ryde/Gladesville/Hunters Hill communities, and thus has 'social value' to those communities. The former Drill Hall, as a relatively rare example of a pre WW1 civilian training hall thus, providing an understanding of an aspect of the evolution of the Civil Militia movement in New South Wales (Freeman 2000: 33-34).*

A photograph of the Drill Hall is provided at **Figure 22**.



*Figure 22: Drill Hall – 144 Ryde Road, Gladesville (Source: State Heritage Register)*

#### Great North Road (Victoria Road)

The Great North Road is an item of local heritage significance and is listed in the RLEP 2010, the Ryde Local Environmental Plan (Gladesville and Victoria Road Corridor) 2010 and draft RLEP 2011.

The 264km Great North Road linked Sydney to Newcastle and was built between 1825 and 1836 using convict labour. The Great North Road commenced at Parramatta Road, Five Dock and passed through Ryde and Dural before reaching the Hawkesbury River at Wisemans Ferry and then north to the Hunter Valley and Newcastle. However, by 1836 as the last northern sections of the road were completed it had been almost entirely abandoned as a route to the Hunter Valley.

There is no Statement of Significance for The Great North Road detailed in the NSW Heritage Inventory, however the inventory does include historical notes for the item. From Gladesville, part of the Great North Road followed the current alignment of Victoria Road. This section of Victoria Road is listed as an item of local heritage significance.

#### **Heritage Impacts**

As noted above there are no heritage items on the site, but there are four items in the vicinity of the site.

The brick cottage at 1-9 Monash Road is directly opposite the site and is within the visual catchment of the heritage listed cottage. The Conservation Management Plan prepared for the item notes that the best views to the item are from directly outside the cottage on Monash Road and Eltham Street. The Planning Proposal will not result in any impact on these view corridors to the item.

The Planning Proposal will not impact on views to the item from the western side of Monash Road. Views from the north-east along College Street to the item may be potentially reduced, however this would be limited to near the intersection of Monash Road and College Street due to the sloping of College Street away from the item. It should also be noted that RLEP 2014 already provides for a three storey built form at the corner of Monash Road and College Street. An additional storey at this corner, as sought by the Planning Proposal, is not considered to adversely impact on the heritage significance of the cottage.

A future building will be more prominent on the site than the existing buildings, but will be of a form consistent with that envisaged in the Ryde DCP. It is noted that the development assessment report for 1-9 Monash Road prepared by Council for the Joint Regional Planning Panel noted that the development of 1-9 Monash Road would have little impact on the heritage significance of the cottage.

It is further noted that the vision for the Monash Road precinct is to maintain its retail role and protect its heritage character while encouraging additional retail, commercial and residential development. The Planning Proposal is consistent with this vision and it is considered that the proposal will not adversely affect the heritage significance of items in the vicinity of the site (including the cottage at 1-9 Monash Road). As this is a Planning Proposal seeking to amend the relevant planning controls, no detailed architectural design work has been undertaken. Therefore a future development application will detail the design treatments and external finishes to mitigate any impacts that may potentially arise from massing and scale.

The Monash Park Obelisk and Drill Hall are both located on Ryde Road and are physically separated from the site. There is no visual connection from the site to these items, which are both screened from Ryde Road by vegetation and in the case of the Drill Hall, also by surrounding urban development. Given the physical separation and lack of visual connection between the items, it is considered there will be no impact to the heritage significance of these items.

The impact of the future potential mixed use development on the heritage significance of Great North Road is also considered to be minimal. The heritage listing of the Great North Road relates to the alignment of the road, rather than any buildings or items of historic significance. Views to the site from Victoria Road are generally obscured by vegetation and existing buildings. Only passing glimpses to a new building on the site may be visible near the intersection of Victoria Road and Monash Road. The Planning Proposal and potential resultant built form will have no impact on the cultural significance of the Great North Road.

### **5.3.3 Has the Planning Proposal adequately addressed any social and economic effects?**

The future development of the site will include floorspace for retail and/or commercial purposes and therefore provide opportunities for local businesses and employment. The proposal will also provide new housing close to shops, jobs and public transport.

The Planning Proposal will also allow for a mixed use development that will contribute to the urban renewal of the precinct along with the recently completed Monash Hill development at 1-9 Monash Road.

The future redevelopment of the site will also generate construction jobs and provide modern retail/commercial floorspace for local business.



## 5.4 State and Commonwealth interests

### 5.4.1 Is there adequate public infrastructure for the Planning Proposal?

The site is located in an area that is already well serviced by public infrastructure. The proposed future mixed use development of the site is not expected to generate significant additional demand on infrastructure services. If local augmentation of infrastructure is required this will be assessed and determined once a detailed design is prepared.

Potential traffic impacts associated with the development are discussed in Section 5.3.2 above.

### 5.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with the remaining relevant State and Commonwealth public authorities is to be undertaken in conjunction with the exhibition of the Planning Proposal in accordance with the Gateway Determination.

## 5.5 Mapping

The Planning Proposal will require the following mapping amendments as set out in **Table 2** below.

Table 2: Mapping Amendments to Ryde LEP 2014	
Map	Change
Land Zoning Map Sheet LZN_006	<ul style="list-style-type: none"> <li>2 College Street land zoned to B4 Mixed Use</li> </ul>
Height of Buildings Map Sheet HOB_006	<ul style="list-style-type: none"> <li>Building Heights on 2 College Street proposed to be 12m and 13m</li> <li>Building Heights on 10 Monash Road proposed to be 15m</li> </ul>
Floor Space Ratio Map Sheet FSR_006	<ul style="list-style-type: none"> <li>FSR of 1.7:1 proposed for 2 College Street and 10 Monash Road</li> </ul>
Lot Size Map Sheet LZS_006	<ul style="list-style-type: none"> <li>Delete lot size requirement for 2 College Street</li> </ul>
Centres Map Sheet CEN_006	<ul style="list-style-type: none"> <li>2 College Street to be included in the Gladesville Town Centre</li> </ul>

The above amendments are illustrated in **Figures 23 to 27** below and at **Appendix C**.

## Planning Proposal

2 College Street and 10 Monash Road, Gladesville

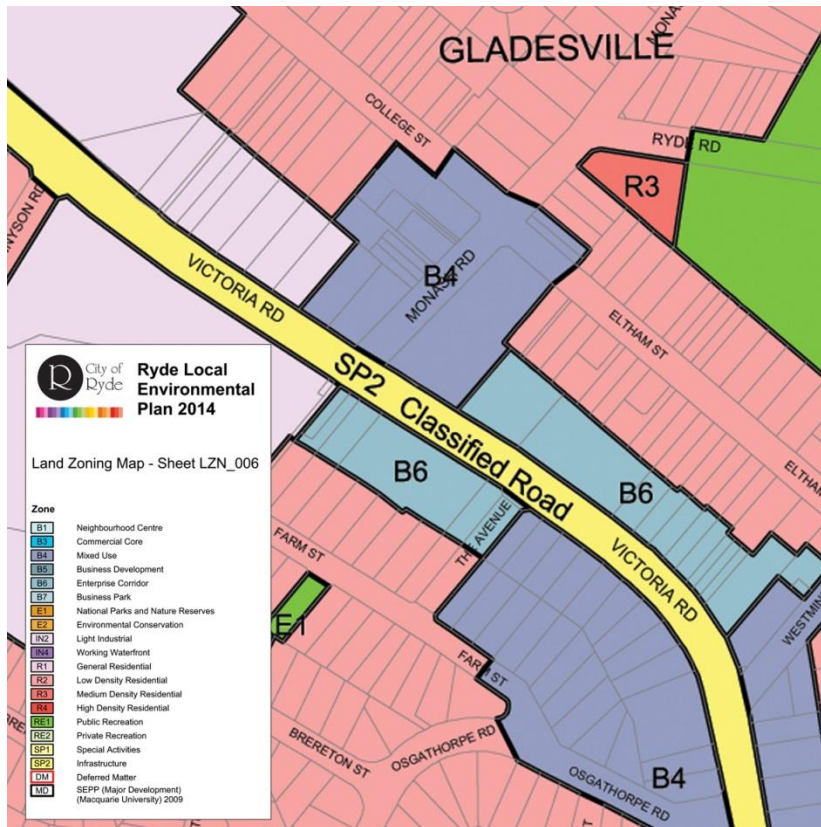


Figure 23: Proposed B4 zoning under Ryde LEP 2014

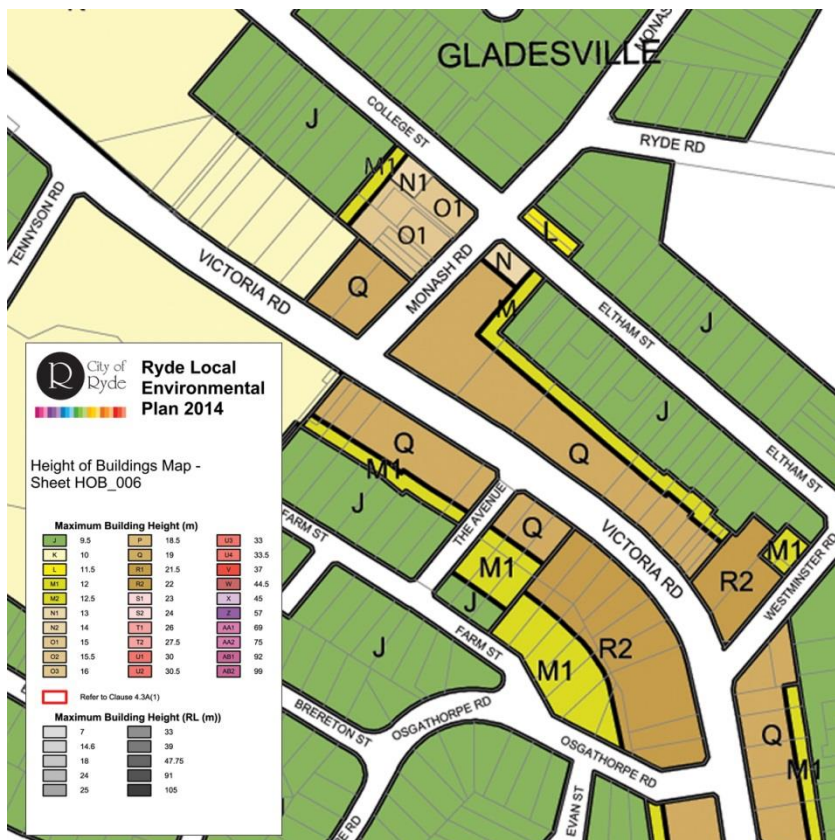


Figure 24: Proposed Height of Buildings (m) under Ryde LEP 2014

## Planning Proposal

2 College Street and 10 Monash Road, Gladesville

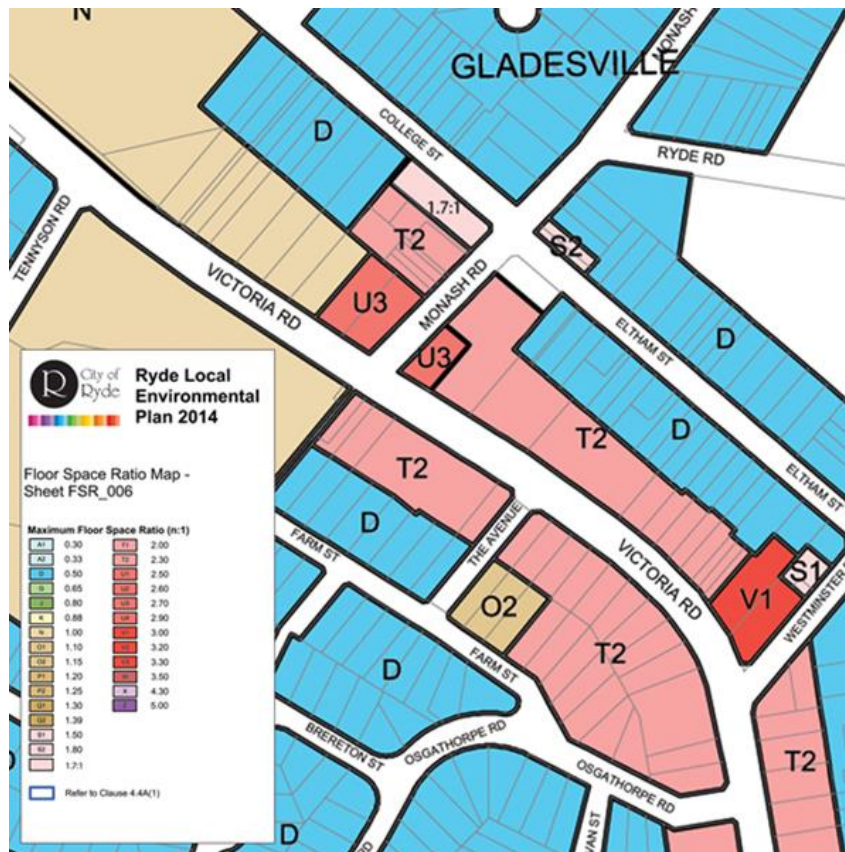


Figure 25: Proposed Floor Space Ratio under Ryde LEP 2014

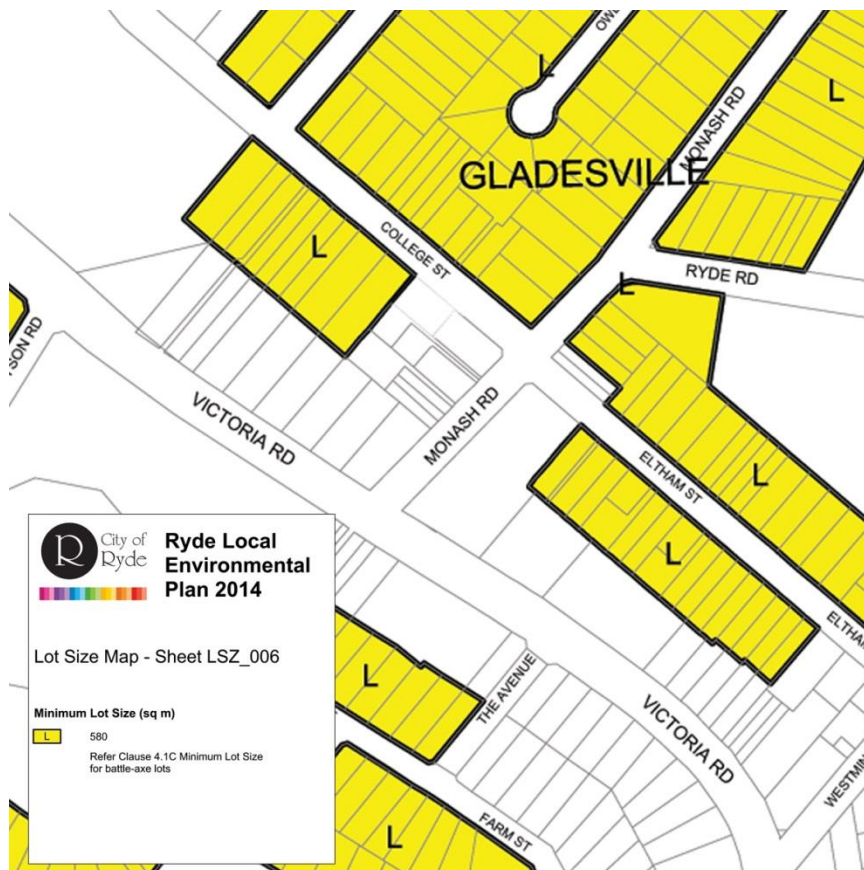


Figure 26: Proposed Lot Size Map under Ryde LEP 2014



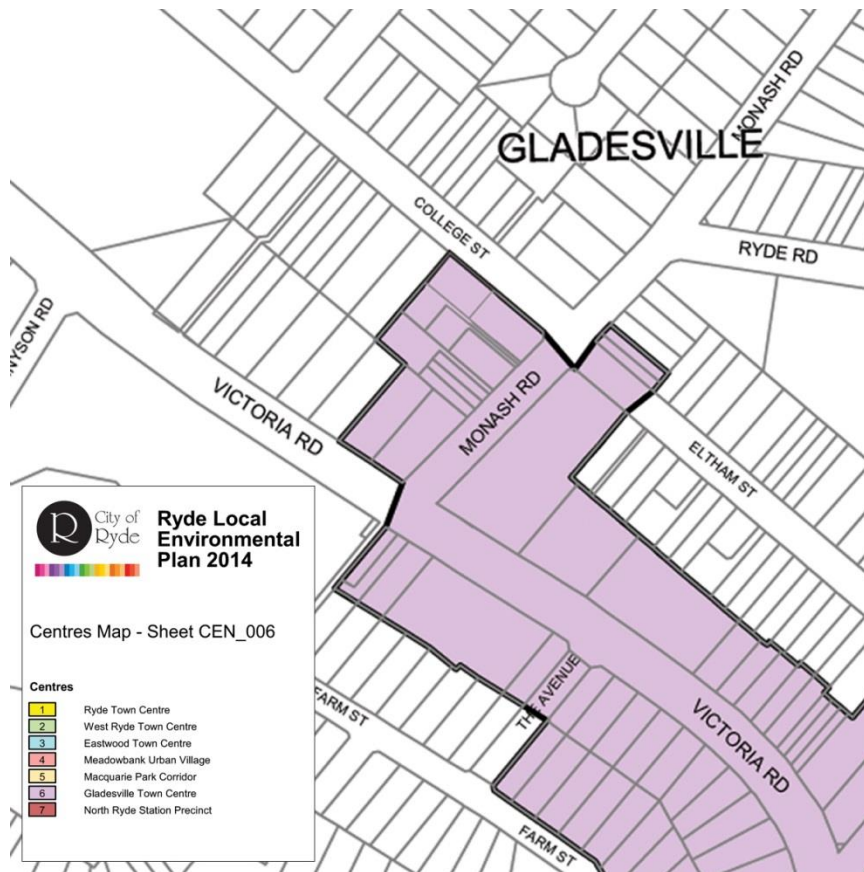


Figure 27: Proposed Gladesville Town Centre boundary under Ryde LEP 2014

## 5.6 Community Consultation

In accordance with the Gateway Determine and Council requirements, the Planning Proposal will be placed on public exhibition and opportunities for public comment on the Planning Proposal can be made during the formal public exhibition period.

## 6 Proposed Amendments to Ryde DCP 2014

As discussed in Section 2.2.3, Part 4.6 of the Ryde DCP 2014 provides detailed planning controls for the Gladesville Town Centre and Victoria Road Corridor. Part of the site being 10 Monash Road is within the Victoria Road Corridor, however 2 College Street is not within the corridor. Therefore it is necessary to amend Part 4.6 of the Ryde DCP 2014.

The amendments to Ryde DCP 2014 required to support the proposed amendments to Ryde LEP 2014 include:

- Text amendments to the built form controls under section 4.3.1 for the Monash Road Key Site Precinct Block 02; and
- Amendments to various drawings and figures in Part 4.6 of the DCP to ensure 2 College Street is included in the Part 4.6 land areas covered by each map, and to illustrate the built form controls including block diagrams, maximum building heights and setbacks as applicable to 2 College Street and 10 Monash Road.

Updated Key Site drawings for Figures 4.6.22 and 4.6.23 are included at **Appendix C**.

The following amendments to the built form controls are also proposed for the Monash Road precinct:

### Building Uses and Ground Floor Activities

- Provide commercial or retail uses fronting Monash Road and at the corner of Monash Road and College Street. Ground floor residential uses are to be provided fronting College Street.

### Building Setbacks

- Provide a 2m setback for ground floor residential uses fronting College Street. Upper levels above the ground floor residential uses should also be setback 2m.
- Provide zero setbacks at the corner of Monash Road and College Street for ground floor and upper levels.

## **7 Conclusion**

The Planning Proposal seeks to amend the land use zoning, height and FSR controls that apply to 2 College Street and the height control that applies to 10 Monash Road to facilitate a future mixed use development of the site.

The site comprises two lots within and adjacent to the Monash Precinct which is within the Victoria Road Corridor. The Planning Proposal seeks to facilitate and encourage urban renewal on the site consistent with the vision for the Monash Road precinct as detailed in the Ryde DCP 2014.

The Planning Proposal is also consistent with the objectives and strategies of A Plan for Growing Sydney in that it will:

- facilitate the delivery of medium housing within the Monash Road Precinct;
- deliver housing and jobs in an area that is accessible to public transport services;
- provide housing that is accessible to employment, services, community facilities in the Gladesville Town Centre and Ryde Town Centre; and
- allow for a future built form that is an appropriate form and density for the site and locality.

The future built form proposed for the site is a lower scale mixed use medium density development that will provide a mix of apartments and retail/commercial floorspace fronting Monash Road and contributing future activation of the precinct. The proposed building envelopes have been designed to provide appropriate amenity for the new dwellings as well as the existing surrounding residential development.

This submission has demonstrated that there will be minimal environmental impact from the proposed amendment to the LEP planning controls. We therefore recommend Council support the proposed amendments to Ryde LEP 2014 and the Ryde DCP 2014.