

Planning Proposal

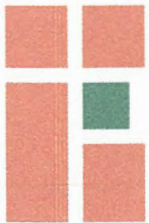
for an amendment to Ryde Local Environmental Plan 2014

Denistone East Uniting Church and Manse site at

17 Acacia Street and 16 Vera Street Eastwood.



Prepared on behalf of Eastwood Uniting Church, Lakeside Road, Eastwood.



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1. Introduction

This Planning Proposal has been prepared by John Brunton Planning Pty Ltd on behalf of the Eastwood Uniting Church to initiate the preparation of a Local Environmental Plan to rezone land and apply development standards for height, floor space ratio and minimum lot size for the land at 17 Acacia Street and 16 Vera St Eastwood.

The site is currently zoned SP2 Place of Public Worship under the Ryde Local Environmental Plan (RLEP) 2014, with no development standards. This zoning permits, with Council consent, a very limited number of uses - place of public worship (and ancillary uses such as residence, halls etc.), and roads.

Eastwood Uniting Church has the stewardship of the property on behalf of the Uniting Church Property Trust (NSW). The church buildings are now surplus to the needs of the Uniting Church. It wishes to pursue opportunities to rationalize its property holdings, including the redevelopment of the Acacia Avenue property, in order for the Church to undertake further work with the local Eastwood community.

To facilitate the disposal and redevelopment of the property it is appropriate for it to be rezoned to the same land use zone as the surrounding land, that is R2 Low Density Residential (R2), including the same development standards for height, floor space ratio and minimum lot size.

Members of the Eastwood Uniting Church held a pre-lodgement meeting with Council strategic planning officers on 19th May 2016 concerning this matter. A subsequent letter from the Church to Council in April 2017 (at Attachment 1), requested the site be rezoned to the surrounding zone in the next Council initiated amendment of the RLEP2014, consistent with State Government land zoning policies for Special Uses / Special Purposes zoned land. In response, a letter from Council dated 24th April (at Attachment 2), advised that, should the Church seek a rezoning of the subject property it will be necessary to submit a Planning Proposal for the site with the appropriate fee.

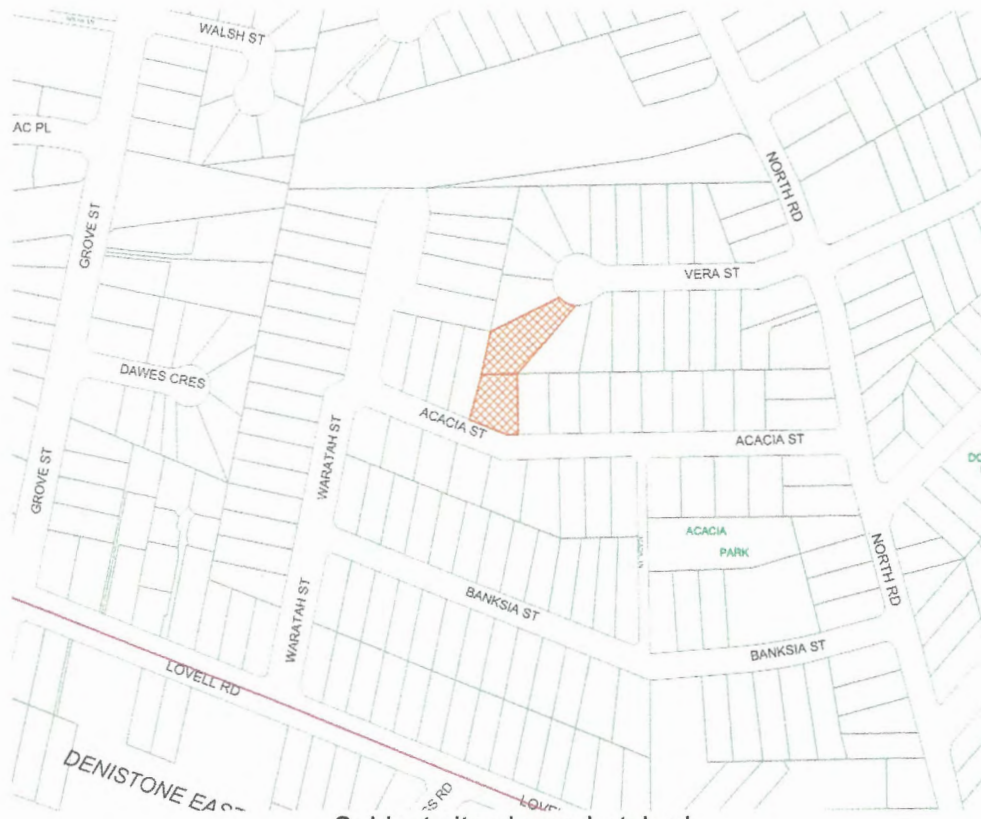
This Planning Proposal demonstrates the strategic merit of the proposed amendment to the RLEP 2014, to rezone the subject site to R2 and to apply to the site the same development standards under RLEP2014 that apply to the surrounding land. A site specific development control plan is not required as the provisions of the Ryde Development Control Plan will apply to the site upon rezoning in the same way that they apply to the surrounding R2 land at present.

2. Site and Surrounding Area Context

2.1 Site Description and Current Use.

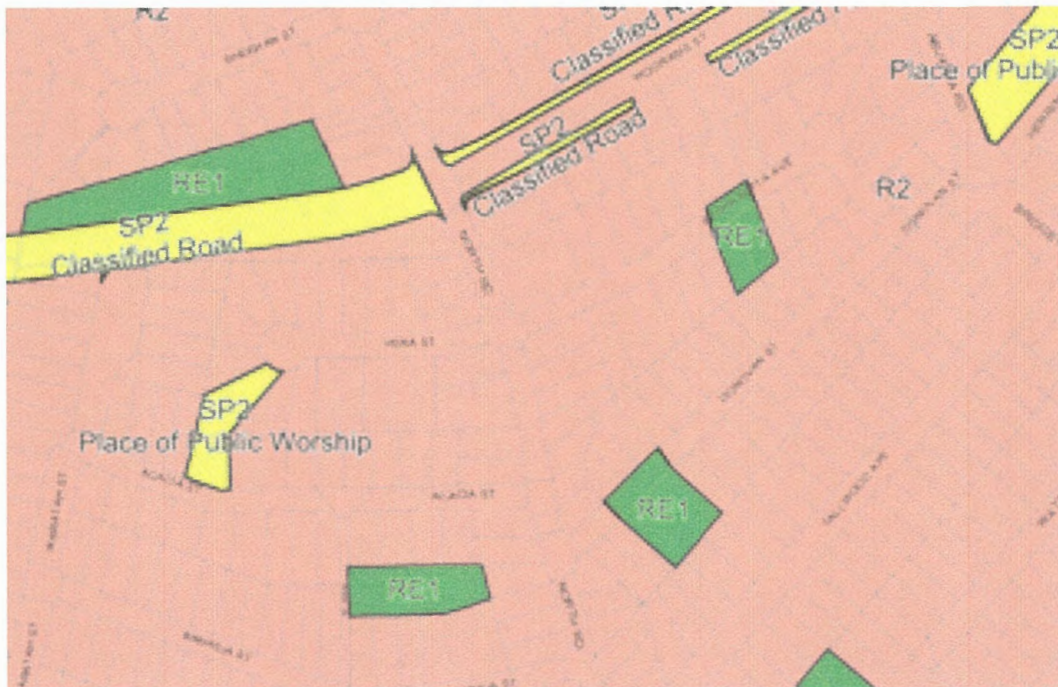
The subject site comprises Lot 69 DP 17583, area 814.7m², known as 17 Acacia Street and Lot 14 DP 26340, area 1198.8m², known as 16 Vera Street, Eastwood. A site plan is at Attachment 3.

The site runs between the two streets, which run parallel to one another. The church manse, a double storey brick dwelling house, is located on and accessed from the Vera Street cul-de-sac frontage of the site. The single storey brick church and the single storey brick hall are accessed from Acacia Street. Despite being located in the suburb of Eastwood, the site is known as Denistone East Uniting Church and manse.



Subject site shown hatched

The site is zoned SP2 Infrastructure Place of Public Worship under RLEP2014. There are no development standards that apply to the site.



Extract from Ryde Local Environmental Plan 2014 Land Zoning Map sheet 5



Existing house (manse) at 16 Vera Street Eastwood



Church building at 17 Acacia Street, Eastwood



Hall building accessed from 17 Acacia Street, located between the church and manse.

The site is owned by the Uniting Church Property Trust (NSW), under the stewardship of the Eastwood Uniting Church, which has responsibility for the management and use of the site. Stewardship of the site was transferred from the Denistone East Uniting Church congregation following its amalgamation with the former Lakeside Road and St Andrews church congregations. The amalgamated congregation became the Eastwood Uniting Church located at Lakeside Road Eastwood.

The church buildings on the subject site are currently leased by The Lord's Mind, a Korean congregation of the Uniting Church, which is proposing to move to a more accessible location at Ryde.

2.2 History of Development on the Site

The subject site has only been used for a church and manse, since urbanisation of the locality. Following World War II, undeveloped rural land in Denistone East and Marsfield was subdivided and opened up to rapid housing development. In 1950, the need for a church to serve the growing population prompted the Eastwood Lakeside Road Methodist Church to purchase the vacant subject site at 17 Acacia Street. The new Denistone East Methodist Church opened in March 1953.

Due to the need to expand the building facilities, the adjacent vacant site at 16 Vera Street was purchased in 1955. The new hall was completed in 1958 and the Vera Street manse opened in 1962. No other buildings have been built on the subject site. With Church union in 1977 all Methodist churches became part of the Uniting Church in Australia.

2.3 Surrounding Area

The site is located to the east of Blaxland Road and north of Lovell Road in the south eastern corner of Eastwood. Vera and Acacia Streets run parallel to one another, intersecting with North Road.

Bus services along North Road, Lovell Road and Blaxland Road provide access to Eastwood, Ryde and Macquarie commercial centres and transport interchanges. Denistone East Public School is located 300metres from the site. Eastwood railway station and commercial centre are located approximately 1.7kms to the west of the site. Nearby are the local Acacia Park and the neighbourhood shopping centre at Midway.

The surrounding suburbs of Eastwood, Denistone East and Ryde are predominantly low density housing areas zoned R2 Low Density Residential under RLEP2014, including the surrounding properties in Acacia and Vera Streets. The built form of the suburb consists largely of dwelling houses, with some dual occupancies, secondary dwellings and villas.



Vera Street with No 16 the church manse on the far left of the photo.



Acacia Street looking south from the church at No 17.

3. Local Planning Framework

3.1 Ryde Local Environmental Plan 2014

The Ryde Local Environmental Plan 2014 (RLEP2014) is the principal environmental planning instrument guiding development within Ryde City. It was made on 30th January 2015.

The aims of the RLEP 2014 include:

- (a) to encourage a range of development, including housing, employment and recreation, that will accommodate the needs of the existing and future residents of Ryde,*
- (b) to provide opportunities for a range of housing types that are consistent with adjoining development and the existing environmental character of the locality,*

The Planning Proposal to rezone the subject site to the same residential zone as the surrounding land is consistent with the aims of the RLEP2014.

3.2 Zoning

3.2.1 SP2 Infrastructure.

The subject site is zoned SP2 Infrastructure Place of Public Worship under RLEP2014. The zone objectives of the SP2 zone are:

- To provide for infrastructure and related uses.*
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.*
- To ensure the orderly development of land so as to minimise any adverse effect of development on other land uses.*

The zone permits with consent:

Roads; The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose.

The purpose shown on the Land Zoning Map for the subject site is Place of Public Worship. The site has no development standards for height of buildings, floor space ratio or minimum allotment size.

Despite the lack of limitation by development standards, now that the church buildings at this location are surplus to the current needs of the Uniting Church, the existing zone permits very few alternative land use options for the future use and disposal of all or part of the site.

3.2.2 R2 Low Density Residential

Land in the vicinity of the site is zoned R2 Low Density Residential. The zone objectives for the R2 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.*

The permitted land uses are:

- Without consent: *Home occupations.*
- With consent: *Bed and breakfast accommodation; Boarding houses; Business identification signs; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental protection works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Hospitals; Multi dwelling housing; Places of public worship; Recreation areas; Residential care facilities; Respite day care centres; Roads; Secondary dwellings.*

The surrounding land in the vicinity of the subject site that is zoned R2 has the following development standards which are common across the City for R2 zoned land:

- Maximum building height: 9.5 metres
- Floor space ratio: 0.5:1
- Minimum lot size: 580 square metres

The range of potential uses permissible on the site under the R2 zone with the same development standards would provide a number of options for the church for future use or disposal of all or part of the site.

4. Strategic Planning Context

4.1 Metropolitan Strategy - A Plan for Growing Sydney

A Plan for Growing Sydney (and an exhibited draft amendment *Towards Our Greater Sydney 2056*) is the NSW Government's plan to guide Sydney's growth. Within the framework of this Metropolitan Strategy, the Greater Sydney Commission is developing 6 District Plans that will replace the previous Draft Subregional Strategies for the subregions of Greater Sydney. Ryde local government area is within the North District.

4.2 Draft North District Plan.

The draft North District Plan (NDP) was publicly exhibited in late 2016 and early 2017. It will be finalized in 2017. The draft District Plan sets out the opportunities, priorities and

actions and provides the means by which the Greater Sydney Region Plan, *A Plan for Growing Sydney* can be put into action at a local level. The goal of these plans is to have well-coordinated, integrated and effective planning for land use, transport and infrastructure.

The Draft NDP contains no specific or general priorities that directly affect the future use of the subject site, which is located in a suburban area that is not close to a local centre or transport interchange.

4.3 Ryde Local Planning Study 2010

The Ryde Local Planning Study 2010 was prepared in response to the Metropolitan Strategy and Inner North Draft Subregional Strategy and the Ryde 2021 Community Strategic Plan. The Local Planning Study established the planning direction for the City over the next 20 years and guided the preparation of the new comprehensive local environmental plan (LEP) for the City of Ryde. The Study articulates a vision for land use planning in the whole of the City of Ryde and provides a single mechanism that coordinates and focuses Council's planning activities.

In relation to housing, the Study states:

The City of Ryde is an established residential area. Its suburbs are largely made up of a single house per lot, with interspersed villas (townhouses) and duplex buildings. Higher density residential development in the form of apartment buildings and 3 storey walk-up flat buildings occur within and at the edges of town centres. Recent planning controls will deliver more housing to town centres in the form of multi-level apartment buildings above street level retail and commercial premises.

As a consequence of the Study, no actions were proposed for major change to the subject site or to the surrounding suburban area, which remained as a low density residential zoning in the current RLEP2014. The Study did recommend allowing villa developments and duplex buildings throughout the low density residential areas in order to deliver a range of smaller dwellings which are attractive to families, lone person households and ageing households.

4.4 Ryde 2025 Community Strategic Plan

This Plan articulates the needs and aspirations of the Ryde City community. The seven outcomes that form the basis of the Plan establish an overall direction for the City over the next ten years. The Plan follows on from the previous 2012 Community Strategic Plan.

The Outcome for City of Liveable neighbourhoods is: *A range of well planned clean and safe neighbourhoods and public spaces, designed with a strong sense of identity and place. Strategies to ensure this outcome include: To design our City to reflect the unique character, identity and housing needs of our community.*

The Planning Proposal to change the zoning of the subject site to R2 Low Density Residential under RLEP2014 is consistent with the Ryde 2015 Community Strategic Plan outcome and strategies for City of Liveable Neighbourhoods.

This planning proposal has been prepared in accordance with Sections 55(1) and (2) of the *Environmental Planning and Assessment Act 1979* with consideration of the relevant guidelines, namely 'A Guide to Preparing Planning Proposals' issued by the Department of Planning in April 2013. Reference has also been made to the Ryde City Council's *Planning Proposal Application Information Sheet*. Accordingly, the proposal is discussed in the following parts:

- Part 1 Statement of the objectives or intended outcomes.
- Part 2 Explanation of the provisions to be included in the proposed LEP.
- Part 3 Justification and process for the implementation.
- Part 4 Mapping
- Part 5 Community consultation.

5. Part 1 Statement of the Objectives and Intended Outcomes.

The primary objective of the Planning Proposal is to provide the subject site with the same zoning and development standards as currently exist for the surrounding suburb's low density housing areas. This will enable the site to be redeveloped for the same purposes and at the same scale as the surrounding locality.

The proposed amendments to the RLEP2014 will have the following key outcomes:

- Consistency with State Government policy for church land to be zoned consistent with the surrounding land.
- Consistency with State and Regional strategic planning priorities and actions.
- Consistency with the Ryde City Council's strategic planning documents for the future planning of local suburban housing areas.
- Potential for low density housing redevelopment consistent with existing streetscapes.

6. Part 2 Explanation of the provisions to be included in the proposed LEP

The purpose of the Planning Proposal is to amend RLEP2014 to allow development of the site consistent with the surrounding land. Accordingly the proposal seeks the following amendments to the RLEP2014:

Zoning: Amending the RLEP2014 Land Zoning Map applicable to the site (sheet 5) from SP2 Infrastructure Place of Public Worship to R2 Low Density Residential.

Height of buildings: The existing Height of Buildings Map (sheet 5) does not nominate a maximum height for the subject site. It is proposed to amend the Height of Buildings Map (sheet 5) by identifying the subject site as J 9.5 metres maximum building height. This is consistent with the height of buildings development standard for the surrounding R2 zoned land.

Floor Space Ratio: The existing Floor Space Ratio Map (sheet 5) does not nominate a maximum floor space ratio for the subject site. It is proposed to amend the Floor Space Ratio Map (sheet 5) by identifying the subject site as D 0.5:1 maximum floor space ratio. This is consistent with the floor space ratio development standard for the surrounding R2 zoned land.

Minimum Lot Size: The existing Lot Size Map (sheet 5) does not nominate a minimum lot size for the subject site. It is proposed to amend the Lot Size Map (sheet 5) by identifying the subject site as L 580 square metres minimum lot size. This is consistent with the minimum lot size development standard for the surrounding R2 zoned land.

7. Part 3 Justification and process for the implementation.

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal the result of any strategic study or report?

The Planning Proposal is not the result of a strategic study or report prepared by the Council. The proposal is consistent with the relevant Ryde City Council strategic planning documents that are discussed above in Section 4 of this report.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered to be the best means of achieving the objectives and intended outcomes for the subject site. The existing zoning of the site under the RLEP2014 allows only one land use (other than roads) that is specific to religious organisations and does not allow flexibility for any other land use or landowner. The amendment is the only way to enable the land to be used for the same purposes as the R2 zoned surrounding land.

SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

3. 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)?

As outlined in Section 4.1 and 4.2 above, the Planning Proposal is consistent with the Sydney Metropolitan Strategy 'A Plan for Growing Sydney' (including the exhibited draft amendment 'Towards Our Greater Sydney 2056') and the exhibited Draft North District Plan. There is no specific priority or action in these strategies that relate specifically to the subject site.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

As outlined in Section 4.3 and 4.4 above, the Planning Proposal is consistent with the Ryde City Council's strategic planning documents *Ryde 2025 Community Strategic Plan* and the *Ryde Local Planning Study 2010*. There is no local strategy that applies specifically to the subject site.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is considered to be consistent with applicable state environmental planning policies (SEPPs). The relevant SEPPs are identified as:

- a. SEPP (Building Sustainability Index: BASIX) 2004. A potential residential development on the subject site would be capable of being designed to meet the mandated levels of energy and water efficiency requirements of this SEPP.
- b. SEPP No 55 Remediation of Land. Given the history of the use of this land initially for rural purposes and since 1953 for church and residential purposes, the site's potential for contamination is low and it is considered to be suitable for the purposes permitted under the proposed R2 Low Density Residential zone. The site has not been used for industrial or any other purpose that would potentially contaminate the land.

The land was released for residential development by government authorities over 60 years ago and was identified as Living Area under the County of Cumberland Planning Scheme 1951. The potential use for low density housing is a less intense use of the subject site than has occurred during the heyday of the church, with the residential use of the manse, and intense use of the church buildings and hall seven days a week for church and local community group activities.

6. Is the planning proposal consistent with the applicable Ministerial Directions (s117 directions)?

The Planning Proposal has been assessed against the applicable s117 Ministerial directions and is consistent with each of the relevant matters as outlined below:

1. Employment and Resources. Not applicable
2. Environment and Heritage. Not applicable
3. Housing, Infrastructure and Urban Development.

3.1 Residential Zones. The proposal will provide for existing and future housing needs. The subject site is located within an existing low density residential suburb and will make use of existing infrastructure and services provided to the site.

3.4 Integrating Land Use and Transport. The proposal supports the efficient use of public transport services

Directions 3.2-3.3 and 3.5-3.6 Not applicable.

4. Hazard and Risk.

4.1 Acid sulfate soils. The subject site is not identified on the RLEP2014 Acid Sulfate Soils Map.

Directions 4.2-4.4. Not applicable.

5. Regional Planning. Not applicable.

6. Local Plan Making.

6.1 Approval and Referral Requirements. This is an administrative requirement for Council.

6.2 Reserving Land for Public Purposes. This is an administrative requirement for Council.

6.3 Site Specific provisions. No site specific provisions are proposed.

7. Metropolitan Planning.

7.1 Implementation of the Metropolitan Plan. The Planning Proposal is consistent with the aims of *A Plan for Growing Sydney* as discussed in Section 4.1 and 4.2 above.

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

7. 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 fully developed and contains no critical habitats, threatened species or ecological communities located on the site.

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

There are not likely to be any environmental impacts associated with the future development of the site for uses permissible within the R2 Low Density Residential zone. There is likely to be less traffic generation and street parking compared to the existing church use.

9. Has the planning proposal adequately addressed any social and economic effects?

There are not anticipated to be any social or economic effects resulting from the Planning Proposal.

SECTION D – STATE AND COMMONWEALTH INTERESTS

10. Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure for the planning proposal. The site is served by existing utility services, telecommunications and local road network.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No consultation with State or Commonwealth authorities has been undertaken for this Planning Proposal that is considered to be of local significance only.

8. Part 4 Mapping

The amendment to RLEP2014 will include 4 new maps containing the proposed identification of the subject site as set out in Part 2 above. That is:

- Land Zoning Map sheet 5 identifying the subject site as R2 Low Density Residential zone, to replace the existing sheet 5.
- Height of Buildings Map sheet 5 identifying the subject site as J 9.5 metres maximum building height, to replace the existing sheet 5.
- Floor Space Ratio Map sheet 5 identifying the subject site as D 0.5:1 maximum floor space ratio, to replace the existing sheet 5.
- Lot Size Map sheet 5 identifying the subject site as L 580 square metres minimum lot size, to replace the existing sheet 5.

These 4 new maps will replace the existing sheet 5 equivalent maps in RLEP2104.

9. Part 5 Community consultation

Community consultation will be undertaken by the Council as required by the Gateway. It is anticipated that this would be for a minimum period of 14 days in accordance with the Council's planning proposal exhibition procedures and the Environmental Planning and Assessment Act 1979.

10. Conclusion

The church buildings on the subject site are now surplus to the needs of the Uniting Church. Under the current zoning there is little opportunity for the land to be used for other purposes. The objective of the Planning Proposal is to provide the same zoning and development standards for the subject site as currently exist for the surrounding suburb's low density housing areas. This will enable the site to be redeveloped for the same purposes and at the same scale as the surrounding locality.

This planning proposal seeks, for the subject site at 17 Acacia Street and 16 Vera Street Eastwood, an amendment to RLEP2014 to change the zoning of the site from SP2 Infrastructure Place of Public Worship to R2 Low Density Residential. It also seeks to apply to the site the development standards that apply to the surrounding R2 zoned land, that is, maximum height of buildings 9.5 metres, maximum floor space ratio 0.5:1 and minimum lot size 580 square metres.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant guidelines prepared by the NSW Department of Planning and Infrastructure including *A Guide to Preparing Planning Proposals* and *A Guide to Preparing Local Environmental Plans*.

The Planning Proposal is consistent with the relevant State Environmental Planning Policies and Ministerial Section 117 directions, the Sydney Metropolitan Strategy *A Plan for Growing Sydney* and the Ryde Council's strategic planning documents, *Ryde 2025 Community Strategic Plan* and the *Ryde Local Planning Study 2010*.

The Planning Proposal is of minor local significance and will have no negative economic, environmental or social impacts on the local area.

ATTACHMENT 1. Letter to Ryde Council



EASTWOOD UNITING CHURCH

16 Lakeside Road Eastwood 2122

P.O. Box 324 Eastwood 2122

Phone 9858 5732

A.B.N. 81 514 896 604

Email: secretary@euc.org.au

www.euc.org.au

Acting General Manager,
Ryde City Council,
Locked Bag 2069
North Ryde NSW 1670

Re: Property at 17 Acacia Street and 16 Vera Street, Eastwood.
Landuse Zoning under Ryde Local Environmental Plan 2014.

Dear Sir,

On 19th May 2016 representatives of Eastwood Uniting Church, attended a meeting with Ryde City Council officers Lexi McDonald, Strategic Planning Team Leader and Sean Kaufman, strategic planner, to discuss the possible rezoning of the Uniting Church property at 17 Acacia Street and 16 Vera Street, Eastwood.

The properties are currently zoned SP2 Infrastructure (Church) under the Ryde Local Environmental Plan (LEP) 2014. This zoning permits (with Council consent) development for the purposes of Church (including any ancillary or incidental development to that use, such as residence, halls etc), recreation areas and roads. The site was previously zoned Special Uses "Church" under the Ryde Planning Scheme Ordinance.

Eastwood Uniting Church wishes to pursue opportunities to develop the property, in order to undertake further mission and charity work with the local community in Eastwood. To facilitate the future development of the property it is appropriate for it to be rezoned to the same land use zone as the surrounding land ie R2 Low Density Residential. This zone will continue to permit places of public worship with the Council consent (including the existing church).

At the meeting, Council officers stated that to commence the land rezoning process, a Planning Proposal Application is required from the owner and the cost for a simple rezoning involving map amendments, such as proposed, is \$17,420. (This cost is now \$30,000 under the 2016/2017 schedule of fees on the Council website).

Eastwood Uniting Church understands that, as part of the local planning standardisation process using the State Government's Standard Instrument Local Environmental Plan (LEP) format, the Department of Planning instructed councils to rezone existing special uses zone sites to match the adjacent zone. This occurred in many other local government areas in Sydney, however, not in the City of Ryde. The Department stated that the purpose of its instruction to reduce Special Uses/SP2 land zoning was to avoid the need for future spot rezonings when the special use expands, ceases, is realigned or is

downsized. It is appropriate that the land use zone be the same as the adjacent zoning, so that future uses are compatible with existing surrounding uses. Applying the adjacent zone type to special uses land follows a basic planning principle of aligning land uses. It is established practice to refer to the zoning of adjoining land when seeking to establish an appropriate zoning for land. Under this approach the subject site would have been zoned the same as the adjoining land if it had not been used instead for a special uses purpose. Eastwood Uniting Church now finds itself in the position anticipated by the Department of Planning a decade ago - requiring a spot rezoning to the adjacent zone, at a prohibitive cost. This would not have been the situation had Ryde City Council followed the Department of Planning Guidelines for the making of Standard Instrument LEPs. The current use is redundant but the zoning compromises the potential for the redevelopment of the site. While there is no immediate proposal for the redevelopment of the site it is desirable for the rezoning process to begin as soon as possible.

Eastwood Uniting Church therefore requests that, when Council is undertaking the next Ryde Local Environmental Plan 2014 amendment (as a result of either a private Planning Proposal or Council initiated amendment) the Eastwood Uniting Church properties at 17 Acacia Street and 16 Vera Street Eastwood be rezoned R2 Low Density Residential, consistent with the adjoining land and the State Government land zoning policies.

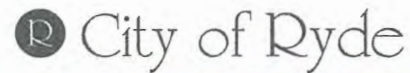
We would appreciate your consideration of this matter and response. Please contact me (mobile 0417 332225) for any further information or enquiries.

Yours sincerely,

Phil Looby,

Chair, Eastwood Uniting Church Council.

ATTACHMENT 2. Letter from Ryde City Council.



Lifestyle and opportunity @ your doorstep

Mr Phil Looby
Chair, Eastwood Uniting Church Council
PO BOX 324
EASTWOOD NSW 2122

24 April 2017

Our ref: URB/08/1/3

Dear Mr Looby

17 Acacia Street and 16 Vera Street Eastwood

Thank you for your letter regarding the rezoning of the properties 17 Acacia Street and 16 Vera Street Eastwood.

Please be advised that Council on the 12 February 2012 resolved the following with respect to the then draft Ryde LEP 2014:-

(a) That Council seek an amended Section 65 Certificate from the Department of Planning that does not rezone any current SP2 land to other purposes and that this will be reflected in the Draft LEP for exhibition.

Based on the above resolution Council on the 5 April 2012 forwarded a request to the then Department of Planning and Infrastructure that a new Section 65 Certificate be issued to enable the draft LEP to be exhibited based on a number of amendments including all land zone SP2 under Ryde LEP 2010 being reinstated to a SP2 zoning under Ryde LEP 2014.

This request was supported by the Department of Planning and Infrastructure.

As such you are advised that should you wish to seek a rezoning of the subject property it will be necessary to submit a Planning Proposal (PP) for the site with the relevant fee at the time of the PP being submitted.

For more information please view Council's website
<http://www.ryde.nsw.gov.au/Business-and-Development/Planning-Proposals/Information-Sheets-Forms-and-Guides>
And the Department of Planning and Environments website
<http://www.planning.nsw.gov.au/Plans-for-Your-Area/Local-Planning-and-Zoning/The-Gateway-Process>

Should you have any enquiries regarding the above please contact Susan Wotton –Strategic Planner on 9952 8204.

Civic Centre 1 Devlin Street, Ryde NSW
Ryde Planning and Business Centre
1 Pope Street, Ryde (Below Ryde Library)

Post Locked Bag 2069, North Ryde NSW 1670
Email cityofryde@ryde.nsw.gov.au
www.ryde.nsw.gov.au

Customer Service (02) 9952 8222
TTY (02) 9952 8470 Fax (02) 9952 8070
Translating and Interpreting Service 131 450

ATTACHMENT 3. Site Plans

Application No. 9157143

Created on 29/06/2015 12:02:21

DIAGRAM OF SANITARY DRAINAGE

Municipality of **RYDE**

SEWER AVAILABLE

Diagram No. **401940**
UNITING CHURCH

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> BT Boundary Trap Flt Pit GI Grease Interceptor Gully P.T. P. Trap RS Reflex Sink | <p style="text-align: center;">SYMBOLS AND ABBREVIATIONS</p> <ul style="list-style-type: none"> RV Reflex Valve CE Cleaning Eye VERT. Vertical Pipe V.P. Vent. Pipe S.V.P. Soil Vent. Pipe D.C.C. Down Cast Cowl | <ul style="list-style-type: none"> I.P. Induct Pipe M.F. Mica Flap T. Tubs K.S. Kitchen Sink W.C. Water Closet B.W. Bath Waste |
|---|---|--|

- Bsn. Basin
- Shr. Shower
- W.I.P. Wrought Iron Pipe
- C.I.P. Cast Iron Pipe
- F.W. Floor Waste
- W.M. Washing Machine

Existing drainage shown by black lines Scale: 40 Feet to an inch

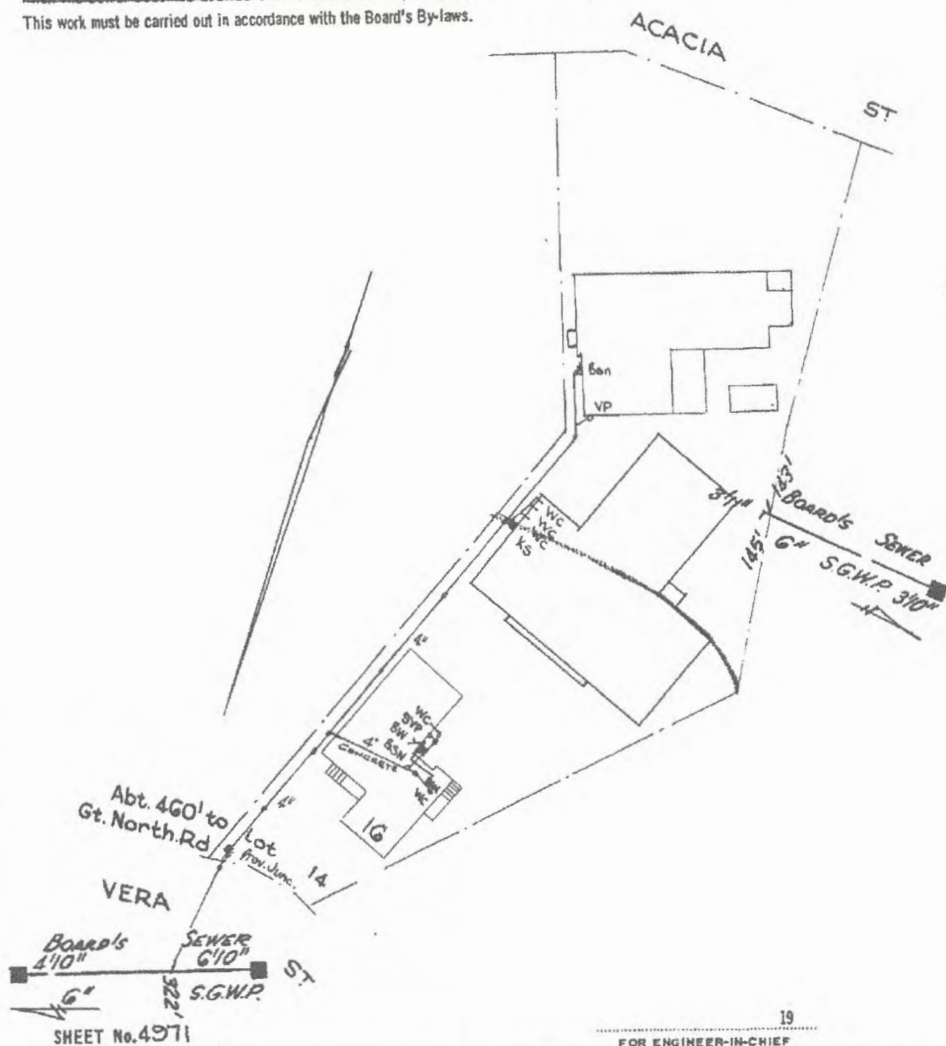
~~Proposed new drainage shown by full blue lines.~~

This diagram is the property of the Owner and is to be returned to him on completion of the work.

Subject to application, certificates for drainage and sanitary plumbing will be issued to the owner when the work is completed and passed by the Board's Inspector.

The Board accepts no responsibility for the suitability of the diagram in relation to the eventual position of the Board's sewer when the sewer becomes available. It will be necessary to apply for a revised diagram.

This work must be carried out in accordance with the Board's By-laws.

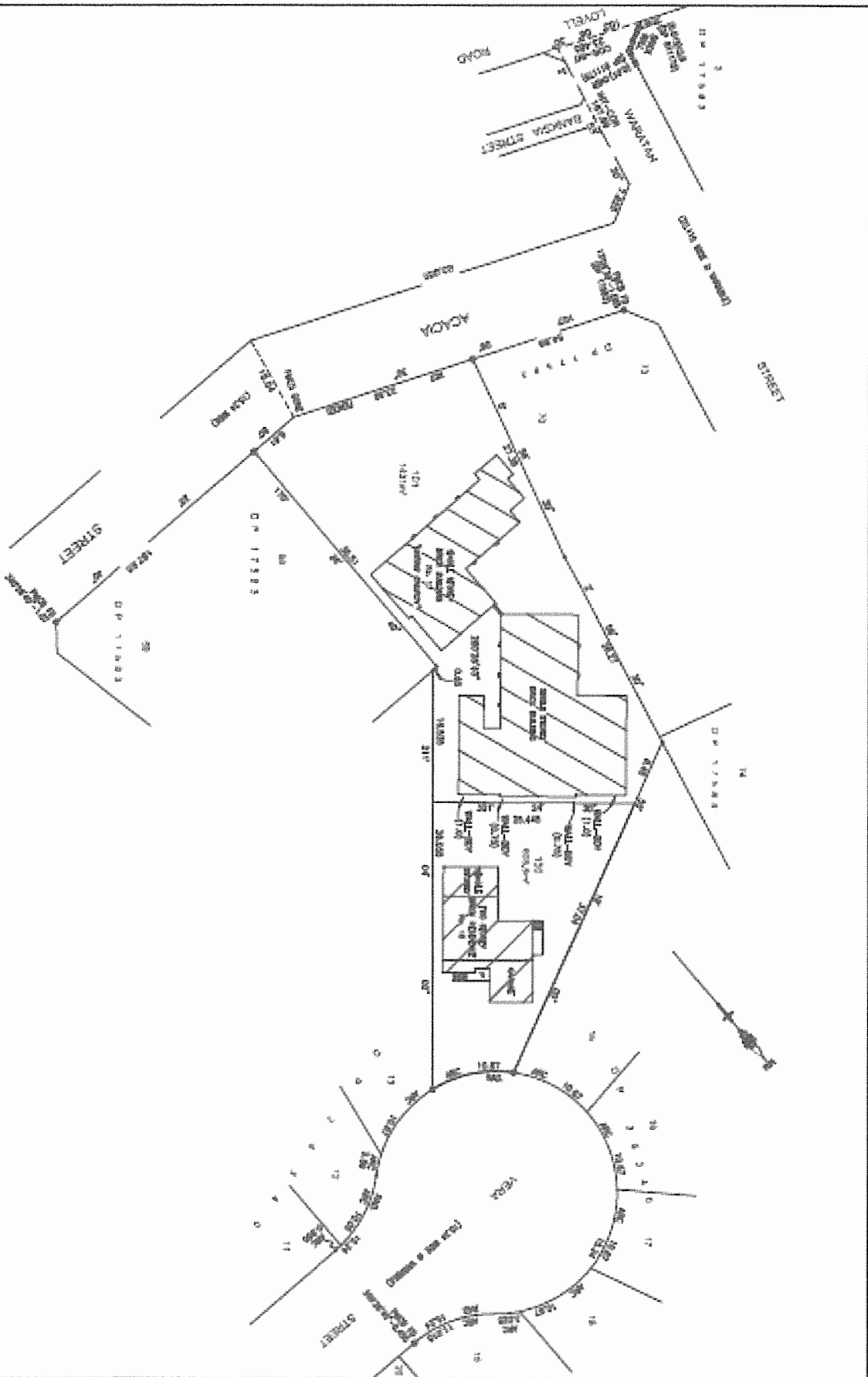


SHEET No. 4971

19
FOR ENGINEER-IN-CHIEF

| OFFICE USE ONLY | | | |
|------------------|------|-----------------|----------------------------------|
| W.C. Designed by | DATE | Inspector | FIRST VISIT SUPERV'N PASSED DATE |
| Bth | /// | | |
| Shr | | Date | Inspector |
| Bsn | | Outfall | Checked |
| K.S | /// | HL | |
| T | | LL | |
| Pig | | Drainer | |
| Examined by | | Chief Inspector | |
| 495 163 296'216 | | | |

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.



| | | | | |
|--|--|--|-------------|-----------------|
| Surveyor: JOHN T. HUBBARD Date of Survey: 8-8-2013 Surveyor's Plat: 2013013 | PLAN OF SUBDIVISION OF LOT 03 IN DP179833 & LOT 14 IN DP26340 | L24c WYDE LOCALITY EASTWOOD Subdivision No: DP179833, DP26340, DP179833 | Negligence: | DRAFT DP |
|--|--|--|-------------|-----------------|

ADDENDUM - November 2017

Planning Proposal for Denistone East Uniting Church and Manse Site at 17 Acacia Street and 16 Vera Street Eastwood.

The following additional information is provided in relation to the Planning Proposal for the site, submitted in June 2017. The information is in relation to the Strategic Planning Context on pages 8 to 10 of the Planning Proposal and reflects the strategic planning framework subsequently instituted by the NSW Government.

4. Strategic Planning Context

4.1 Metropolitan Strategy - A Plan for Growing Sydney

A Plan for Growing Sydney, released in December 2014, was the NSW Government's plan to guide Sydney's future growth. The goal of the plan was to have well-coordinated, integrated and effective planning for land use, transport and infrastructure. In relation to the objective of providing greater housing choice, the following directions were made for the implementation of the plan:

Direction 2.1: Improve housing supply across Sydney

Direction 2.2: Ensure more homes closer to jobs

Direction 2.3: Improve housing choice to suit different needs and lifestyles

On 22nd October 2017 a new Metropolitan Strategy, the *Draft Greater Sydney Region Plan* was released by the Greater Sydney Commission for public comment. The Vision of the Draft Plan is to meet the needs of a growing and changing population by transforming Greater Sydney into a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

Ryde City is located within the Eastern Harbour City. Under the Draft Plan, '*The Eastern Harbour City will build on its credentials and leverage its strong financial, professional, health and education sectors and extend its capabilities with an innovation precinct that will boost productivity and global connections. Large and small scale urban renewal will acknowledge local identity, amenity and the famous Harbour and coastal setting.*'

There are ten overarching directions to guide the delivery of the Draft Plan's objectives. The objectives of the Housing Direction are:

Objective 10: Greater Housing supply.

Objective 11: Housing is more diverse and affordable.

This Planning Proposal is consistent with the housing related directions of the existing *A Plan for Growing Sydney*, and with the Housing Direction of the new *Draft Greater Sydney Region Plan* for the Eastern Harbour City. This Proposal is consistent because it will provide the opportunity for small scale urban renewal that is compatible with the local

neighbourhood identity, will contribute to housing supply, and provide the opportunity for more diverse and affordable housing in Ryde City. Rezoning will facilitate the development of the site for additional housing, and the site is of such a size that there are several viable housing options.

Within the framework of the Metropolitan Strategy, the Greater Sydney Commission is developing five District Plans that will replace the previous Draft Subregional Strategies for the subregions of Greater Sydney. Ryde local government area is within the North District.

4.2 Draft North District Plan.

The first *Draft North District Plan* was publicly exhibited in late 2016. A *Revised Draft North District Plan* October 2017 (NDP) replaces the first draft plan and is on public exhibition until 15th December 2017. The Revised Draft NDP provides the means by which the Greater Sydney Region Plan can be put into action at a local level, by setting out the opportunities, priorities and actions for the growth and development of the North District.

Under the Revised Draft NDP the Housing Direction is Planning Priority No 5: *Providing housing supply, choice and affordability, with access to jobs and services*. In giving effect to the *Draft Greater Sydney Region Plan*, this Planning priority delivers on Objectives 10 and 11 listed above in 4.1. To address housing supply, the Revised Draft NDP sets a five year housing target for Ryde City of 7,600 dwellings, that includes all types of housing – traditional detached and attached houses, apartments, seniors housing, granny flats and aged care.

This Planning proposal is consistent with the Revised Draft NDP as it will provide additional land for housing within an existing low density residential setting, with the opportunity for the construction of several additional detached or attached dwellings as permissible within the proposed R2 zone. By being consistent with the Revised Draft NDP this Planning proposal is consequently consistent with *A Plan for Growing Sydney* and the *Draft Greater Sydney Region Plan*.

4.3 Ryde Local Planning Study 2010

The Ryde Local Planning Study 2010 was prepared in response to the Metropolitan Strategy and Inner North Draft Subregional Strategy and the Ryde 2021 Community Strategic Plan. The Local Planning Study established the planning direction for the City over the next 20 years and guided the preparation of the new comprehensive local environmental plan (LEP) for the City of Ryde. The Study articulates a vision for land use planning in the whole of the City of Ryde and provides a single mechanism that coordinates and focuses Council's planning activities.

In relation to housing, the Study states:

The City of Ryde is an established residential area. Its suburbs are largely made up of a single house per lot, with interspersed villas (townhouses) and duplex buildings. Higher density residential development in the form of apartment buildings and 3 storey walk-up flat buildings occur within and at the edges of town centres. Recent planning controls will deliver more housing to town centres in the form of multi-level apartment buildings above street level retail and commercial premises.

As a consequence of the Study, no actions were proposed for major change to the subject site or to the surrounding suburban area, which remained as a low density residential zoning in the current RLEP2014. The Study did recommend allowing villa developments and duplex buildings throughout the low density residential areas in order to deliver a range of smaller dwellings which are attractive to families, lone person households and ageing households.

This Planning Proposal is consistent with the Study as it proposes to zone the subject site R2 Low Density Residential the same as the surrounding residential area and will therefore increase the capacity for villa developments and duplex buildings in the neighbourhood.

4.4 Ryde 2025 Community Strategic Plan

This Plan articulates the needs and aspirations of the Ryde City community. The seven outcomes that form the basis of the Plan establish an overall direction for the City over the next ten years. The Plan follows on from the previous 2012 Community Strategic Plan.

The Outcome for City of Liveable neighbourhoods is: *A range of well planned clean and safe neighbourhoods and public spaces, designed with a strong sense of identity and place.* Strategies to ensure this outcome include: *To design our City to reflect the unique character, identity and housing needs of our community.*

This Planning Proposal, to change the zoning of the subject site to R2 Low Density Residential under RLEP2014 is consistent with the Ryde 2015 Community Strategic Plan outcome and strategies for City of Liveable Neighbourhoods, as it reflects the character of the existing neighbourhood and will contribute towards the additional housing needs of the community.

Note

The Planning Proposal includes updated Maps of both the existing and proposed controls for the site.