

Planning Proposal
Lot 3 DP 707390 3-5 Vincentia Street, Marsfield
Project Number 16124
November 2016



planning . engineering . landscape . design . management

PLANNING PROPOSAL

Rezoning To Enable Residential Subdivision

Lot 3 DP 707390

Vincentia Street, Marsfield

PREPARED FOR

**Trustees of the Vincentian Fathers
c/o Project Surveyors**

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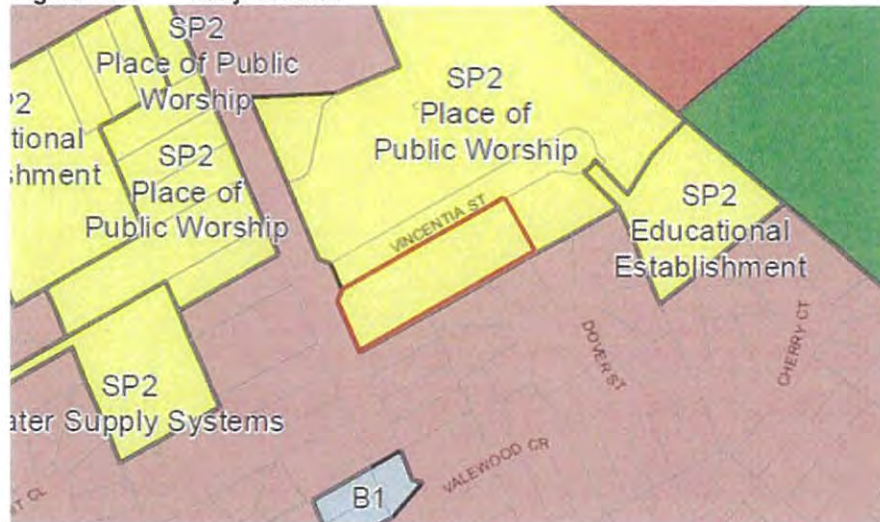
EXECUTIVE SUMMARY

Site Address	3-5 Vincentia Street, Marsfield Lot 3 DP 707390
Proponents	The Trustees of the Vincentian Fathers
Current Zone	SP2 (Place of Public Worship) Ryde Local Environmental Plan 2014
Proposed Zone	R2 Low Density Residential

The Trustees of the Vincentian Fathers wish to rezone the land at Vincentia Street, Marsfield to enable subdivision of part of the site and future sale of existing dwelling houses. The conceptual subdivision is proposed in accordance with existing residential development on site.

The land subject to this planning proposal is shown in Figure ES1, outlined in red.

Figure ES1 Subject Land



Source: RLEP 2014 LZN_004 Map Oct 2015 to date

This Gateway Proposal is to rezone part of the subject site from SP2 (Place of Public Worship) zone to R2 Low Density Residential zone.

The proposal will involve the following amendments to RLEP 2014:

- Land Zoning Map LZN_004 to R2 Low Density Residential
- Minimum Lot Size Map LSZ_004 to 'L' (580m²)

- Floor Space Ratio FSR_004 to 'D' (0.5:1)
- Height HOB_004 to 'J' (9.5m).

The proposed RLEP 2014 maps are attached at Appendix A.

The rezoning will enable Torrens Title and Strata subdivision of existing residential dwellings on site. A Concept Subdivision Plan is attached at Appendix B. It indicates subdivision aims to maintain the existing six (6) dwellings on site with an addition of one (1) single-dwelling lot.

The concept subdivision plan proposes the Torrens Title subdivision of the land into four (4) Torrens Title lots comprising three (3) residential dwelling lots and 1 multi-dwelling lot. The multi-dwelling lot will then be strata subdivided to create 4 strata lots.

Overall the proposal will involve an increase of one (1) single-dwelling lot and the subdivision of 6 existing dwellings on site. This is summarised in Table ES1.

Table ES1: Lot Sizes and Proposed Subdivision

Type	Min Size	Torrens Title Lots	Strata Title Lots
Residential Dwelling	580m ²	3 (2 existing dwellings + 1 vacant lot)	
Multi-dwelling Housing	900m ²	1	4(existing dwellings)
Total		4 Torrens Title Lots	4 Strata Title Lots

1.0 INTRODUCTION

1.1 Components of the Planning Proposal

In accordance with the requirements of Section 55(2) Environmental Planning and Assessment Act 1979 (as amended) (The Act), this document is the Planning Proposal for 3-5 Vincentia Street, Marsfield.

This Planning Proposal addresses the requirements nominated in the Gateway Proposal procedures and the Guide to Preparing Planning Proposal set down by the NSW Department of Planning and Infrastructure.

The legal description of the site is Lot 3 DP 707390.

The Planning Proposal has been prepared by Site Plus Pty Ltd (Siteplus) on behalf of the Trustees of the Vincentian Fathers.

The Planning Proposal completes the documentation required under the Act and accompanies the following:

- A completed planning proposal form
- Plans and maps for the rezoning.

The subject land is within an area identified in the Ryde Local Environmental Plan (RLEP) 2014 as SP2 (Place of Worship).

1.2 The Proponents

The proponents for the Planning Proposal are the Trustees of the Vincentian Fathers.

The Trustees of the Vincentian Fathers currently provides accommodation for retired members of its community of priests and brothers in Vincentia Street and also supports the parish staff of St Anthony's Parish Church, also located on Agincourt Road.

1.3 Planning Background

In 2014, Ryde City Council adopted the Ryde Local Environmental Plan 2014 (RLEP 2014). This planning proposal will seek to amend the current provisions of RLEP 2014 to permit development on the site which is commensurate with the provisions of the R2 Low Density Residential Zoning.

The rezoning proposal will effectively enable the existing residential dwellings and one (1) vacant lot to be subdivided and sold on the open market as residential development. The subdivision is proposed in accordance with the existing dwelling layout on site.

1.4 Proposed Rezoning

This Gateway proposal for the site is to rezone part of the land at 3-5 Vincentia Street, Marsfield (Lot 3 DP 707390) from SP2 (Place of Worship) to R2 Low Density Residential under RLEP 2014.

The proposal will involve the following amendments to RLEP 2014:

- Land Zoning Map LZN_004 to:
 - R2 Low Density Residential
- Minimum Lot Size Map LSZ_004 to:
 - 'L' (580m²)
- Floor Space Ratio Map FSR_004 to:
 - 'D' (0.5:1)
- Height of Buildings Map HOB_004 to:
 - 'J' (9.5m).

The proposed amendments to the LEP will allow the subdivision of the site in accordance with existing residential development layout on site. The rezoning will enable Torrens Title subdivision into 4 Torrens Title lots, with one lot subsequently Strata subdivided into 4 Strata lots.

The conceptual subdivision illustrates the intent to maintain the existing six (6) dwellings on site with an addition of one (1) single-dwelling lot.

The Concept Subdivision Plan is shown in Figure 1.4 and Appendix B.

Figure 1.4 Concept Subdivision Plan



1.5 Council Liaison

All previous written communication with Ryde Council including pre-lodgement advice is attached at Appendix C. This includes:

- Ryde Council pre-lodgement advice (12 September 2016)
- Preliminary Information submitted by Siteplus for pre-lodgement advice (August 2016)
- Ryde Council Letter (10 November 2014)
- Ryde Council Meeting Notes (July 2014).

2.0 THE SUBJECT LAND

The site is Lot 3 DP 707390, known as 3 & 5 Vincentia Street, Marsfield and located within the Ryde Local Government Area.

The land subject to this planning proposal is shown in Figure 2.1 below (outlined in red) and has a total area of 3,946m².

Figure 2.0 Subject Land



Source: <https://maps.six.nsw.gov.au/>

The subject land currently comprises six (6) dwellings:

Table 2.0 Existing Dwelling Layout

Dwelling Reference	Dwelling Type	Bedrooms	Garage
1	Attached	4	Attached double garage
2	Attached	4	Attached double garage
3	Detached	4	Attached double garage
4	Detached	4	Attached double garage
5	Detached	5	Detached garage
6	Detached	5	4-car carport

The six (6) residential dwellings on site currently provide parishioner accommodation. The dwellings numbered 5 and 6 above were constructed in 1982 and the remaining 4 dwellings were constructed in 1999. All dwellings were built as self-contained residential dwellings and remain in good condition.

There is a large tree located between the buildings and 5 trees scattered across the vacant land.

Besides the SP2 zoning to the north of the site, the site is located within a low density residential area with existing R2 Low Density Zoning.

A survey of the site is attached at Appendix D.

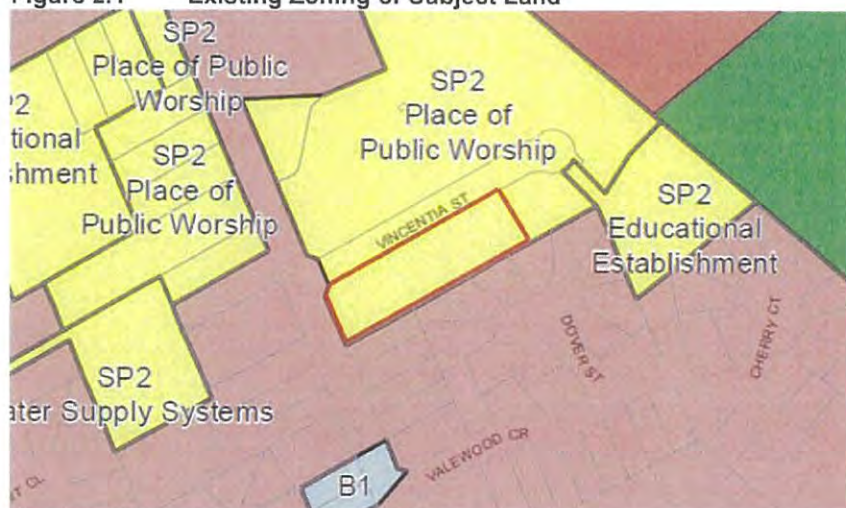
2.1 Site Analysis

This section identifies any relevant significant issues that need to be addressed in considering the planning proposal.

Appendix E provides a site analysis plan and photos of the site. The site analysis plan details key features of the site including the existing dwelling layout on site. There are six (6) existing dwellings on site as discussed in Section 2.0.

The current zoning of the site is SP2 (Place of Worship). To the immediate east of the site is the Minimbah Care Facility and to the southern boundary is low density residential development. To the northern side of Vincentia Street, is aged care development within the same SP2 zoning. Figure 2.0 illustrates the existing zoning of the site and its immediate vicinity.

Figure 2.1 Existing Zoning of Subject Land



Source: RLEP 2014 LZN_004 Map Oct 2015 to date

Table 2.1 lists the environmental constraints of the site under RLEP 2014.

Table 2.1 RLEP 2014 Environmental Constraints

Constraint	Affection	Map Reference
Lot Size	Not affected	LSZ_001
FSR	Not affected	FSR_004
Height	Not affected	HOB_004
Heritage	Not affected	HER_004
Flood	Not affected	FLD_004

3.0 THE PLANNING PROPOSAL

This planning proposal is seeking to amend the current provisions of Ryde LEP 2014 relating to part of the site at 3-5 Vincentia Street, Marsfield currently zoned SP2 Place of Worship to be commensurate with the provisions of the R2 Low Density Residential Zoning.

The rezoning aims to enable subdivision of existing dwellings on site and the addition of one (1) residential-dwelling lot. The portion of the site not subject to rezoning will remain zoned SP2 Place of Worship.

The proposal will involve the following amendments to RLEP 2014:

- Land Zoning Map LZN_004 to:
 - R2 Low Density Residential
- Minimum Lot Size Map LSZ_004 to:
 - 'L' (580m²)
- Floor Space Ratio Map FSR_004 to:
 - 'D' (0.5:1)
- Height of Buildings Map HOB_004 to:
 - 'J' (9.5m).

In proposing these amendments, the planning proposal is reflective of other controls and development which apply within the local area.

Table 3.0 provides a comparison of the existing and proposed provisions.

Table 3.0 Comparison of existing and proposed provisions

Criteria	Map	Existing Provisions	Proposed Provisions
Zoning	LZN_004	SP2 Infrastructure (Place of Worship)	R2 Low Density Residential
Minimum Lot Size	LSZ_004	N/A	580m ²
FSR	FSR_004	N/A	0.5:1
Height	HOB_004	N/A	9.5m

Source: Siteplus

Currently the SP2 zoning prevents subdivision of the land and individual sale of this form of development. The rezoning will enable Torrens Title and subsequent Strata subdivision. A Concept Subdivision Plan is attached at Appendix B.

The Concept Subdivision Plan indicates:

- Torrens Title subdivision making 4 lots comprising:
 - 2 existing residential dwellings
 - 1 multi-dwelling lot (comprising 4 existing dwellings).

- 1 vacant lot.
- Subsequent Strata Subdivision of the Torrens Title multi-dwelling lot to comprise 4 strata lots.
- The proposed location of the zone boundary between SP2 and proposed R2 land will be in accordance with the boundary of the proposed vacant lot. This will involve the demolition of the existing carport on site.

It is noted there will be no changes or implications to the text of the LEP as a consequence of this proposal.

3.1 Key Issues Relating to the Proposal

3.1.1 Utilities Services

All utilities services are provided to the six (6) existing dwellings on site. It is expected that utilities services will need to be augmented and provided to the additional dwelling-lot upon subdivision. It is considered there is sufficient capacity within the system to accommodate this.

Appendix F contains a map from Sydney Water illustrating the existing water and sewerage supply on site.

3.1.2 Traffic

The planning proposal effectively seeks to maintain existing residential development on site and therefore there would be no change to associated traffic and transport conditions related to the six (6) dwellings on site.

The addition of one vacant residential lot will have a subsequent increase of traffic in relation to the development of one residential dwelling. However, this is expected to be negligible given the provision of 2 car spaces for the new lot would require the loss of 2 car spaces of the adjoining lot which currently accommodates a 4-car carport. There would therefore be no net increase of car spaces lost or provided on site as a result of the proposal.

It is concluded that no additional traffic-related infrastructure works would be required as a result of the Planning Proposal.

3.1.3 State Environmental Planning Policy 55 – Remediation of Land

The subject land accommodates existing residential development under the existing SP2 Place of Worship zoning. The proposed rezoning of the site to R2 Low Density Residential intends to maintain existing residential development on site and therefore will not result in a change of use. It is therefore considered the provisions of State Environmental Planning Policy 55 (SEPP 55) are not affected by the proposal.

4.0 OBJECTIVES AND INTENDED OUTCOMES

The objective of the rezoning proposal for 3-5 Vincentia Street, Marsfield is:

To enable subdivision of the site for residential development.

The site is currently zoned SP2 (Place of Worship) as shown in Figure 2.1. The gateway proposal will require the:

- Amendment to the zoning of the site
- Imposition of minimum lot size
- Imposition of floor space ratio
- Imposition of maximum height of buildings.

The changes proposed will enable the development of the site into lots permitting residential development with a minimum lot size of 580m², Floor Space Ratio of 0.5:1, and maximum height of buildings of 9.5m. Table 3.0 compares the provisions of the existing zone and the proposed provisions as a consequence of this rezoning.

The rezoning will enable subsequent Torrens Title and strata subdivision of the site. A Concept Subdivision Plan is attached at Appendix B.

5.0 EXPLANATION OF PROVISIONS

The proposed amendments to the zoning map, minimum lot size map, FSR map and height of buildings map will facilitate future subdivision and sale of the existing 6 dwellings on site and the development of one low-density residential lot. Under the RLEP 2014 provisions, subdivision or sale of residential development is not permitted within the existing SP2 zone.

As a consequence of the rezoning proposal, it is appropriate to introduce minimum lot size, maximum FSR and maximum building height controls to ensure that future development has regard to the amenity of adjoining properties. The provisions that are being sought in this Gateway Proposal are reflective of the zone and adjoining land within the existing Marsfield local area.

Table 5.0 below provides a comparison between the permitted land use of the existing and proposed zones of the subject site.

Table 5.0 Comparison of SP2 and R2 Zones

SP2 Infrastructure (Place of Worship)	R2 Low Density Residential
1 Objectives	1 Objectives
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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.
2 Permitted without consent	2 Permitted without consent
Nil	Home occupations
3 Permitted with consent	3 Permitted 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.	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
4 Prohibited	4 Prohibited
Any development not specified in item 2 or 3	Any development not specified in item 2 or 3

The existing dwellings on site would be considered 'Dwelling houses', 'Dual occupancies (attached)' and/or 'multi-unit dwellings' in accordance with the R2 zoning definitions. It is noted that 'Dual occupancies (detached)' are not permitted in the R2 zone.

For the purposes of the existing development on site, the following definitions apply:

Dwelling house means a building containing only one dwelling.

Note. Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary

Dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note. Dual occupancies (attached) are a type of dual occupancy—see the definition of that term in this Dictionary.

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary.

A Concept Subdivision Plan of the subject site is proposed at Appendix B. The proposed subdivision is made according to the location of the existing six dwellings on site and allowing for an additional vacant lot. The boundary lines are indicative only.

The concept subdivision of the subject site is proposed as:

- Torrens Title Subdivision making 1 x multi-dwelling lot (comprising dwellings 1-4) and 3 x residential lots (comprising dwellings 5 & 6 and vacant lot 7)
- Subsequent Strata Subdivision of the multi-dwelling lot (making 4 strata lots)

It is proposed dwellings 1-4 be defined as 'multi-dwelling housing' within the definition of RLEP and then subject to strata subdivision to comprise 4 dwellings on the one lot. The reasons for this are:

- Dwellings 1-3 are sewerred to the same connection.
- Dwellings 3 & 4 cannot be defined as dual occupancy (attached) according to the R2 zoning definition.
- Dwelling 3 does not comply with the minimum lot size for battle axe lots.

Table 5.1 lists the estimated lot areas according to the proposed Concept Subdivision Plan attached at Appendix B.

Table 5.1 Existing Lot Estimates and R2 Zone Compliance Table

Lot Ref.	Dwelling Type	Lot Area Estimates	Minimum Lot Area (R2 zone)
1	Multi dwelling housing	394m ²	
2	Multi dwelling housing	349m ²	
3	Multi dwelling housing	567m ²	
4	Multi dwelling housing	442m ²	
	Total (Dwellings 1-4)	1,752	900m ²
5	Detached dwelling	826m ²	580m ²
6	Detached dwelling	875m ²	580m ²
7	Vacant lot	580m ²	580m ²

6.0 JUSTIFICATION

6.1 Need for the Planning Proposal

6.1.1 Strategic Studies or Reports

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

The planning proposal is not a result of a specific strategic study or report but contributes to the overall direction set by local and metropolitan planning strategies to help achieve increased supply and mix of housing opportunities in the Ryde Local Government Area (LGA).

6.1.2 Achieving Objectives or Intended Outcomes

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

It is considered that the planning proposal is the best means of achieving the objective of permitting residential subdivision. The current provisions of the RLEP 2014 prohibit the subdivision of the site for residential purposes under the existing SP2 Infrastructure zone.

6.2 Relationship to Strategic Planning Framework

6.2.1 Regional and Subregional Planning Strategies

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 Sydney Metropolitan Strategy 'A Plan for Growing Sydney' is the current NSW Government's plan for guiding metropolitan planning for the Greater Sydney region over the next 20 years. The plan provides key directions and actions to guide Sydney's productivity, environmental management, and liveability, including the delivery of housing, employment, and infrastructure.

Delivery of Sydney Metropolitan Strategy will be across six Districts (or subregions) and will be the responsibility of the Greater Sydney Commission under the *Greater Sydney Commission Act 2015 (GSC Act)*. Ryde LGA is located within the North subregion and has a series of actions pertaining to the following fields:

- A competitive economy
- Accelerated housing supply, choice, affordability, and build great places to live
- Protect the natural environment and promote its sustainability and resilience.

The rezoning of the subject land will help achieve the objective of increasing supply and mix of housing opportunities in the Ryde LGA. Enabling the sale of existing parishioner accommodation as residential development will increase the supply of housing for the local community. This will in turn support broader economic and social objectives associated with population growth.

6.2.2 Council's Community Strategic Plan

Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

The Ryde 2025 Community Strategic Plan is a long term strategy for the whole community built around seven key outcomes that articulate the aspirations of the community and the desire to improve and protect the liveability of the City. It identifies, amongst others the following challenges and opportunities:

- Meeting the needs of a growth population
- Addressing the needs of a changing population
- Offering suitable housing options while maintaining the characteristics of our suburbs
- Managing the pressure of population growth on our amenity.

The rezoning of the subject site will assist in addressing these by increasing the supply and mix of housing opportunities for the growing Ryde LGA population. The compatibility of the proposed minimum lot size, maximum FSR and building height with the adjoining R2 zone will assist in ensuring the rezoning maintains the character of the Marsfield local area.

6.2.3 State Environmental Planning Policies

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

Table 6.0 outlines the potentially relevant State Environmental Planning Policies and their relevance to the Planning Proposal:

Table 6.0 SEPP Compliance Table

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIANCE	COMMENT
State Environmental Planning Policy (State and Regional Development) 2011	N/A	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A	
State Environmental Planning Policy (Urban Renewal) 2010	Does not apply	The site is not within a potential precinct for urban renewal.

State Environmental Planning Policy (Affordable Rental Housing) 2009	N/A	This SEPP does not apply to the proposed or existing zone.
State Environmental Planning Policy (Western Sydney Parklands) 2009	Does not apply	This policy does not apply to Ryde City Council.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	N/A	The proposal will not affect the provisions of the SEPP.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	Does not apply	
State Environmental Planning Policy (Rural Lands) 2008	N/A	
State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007	Does not apply	
State Environmental Planning Policy (Infrastructure) 2007	N/A	
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	N/A	The proposal will not affect the provisions of the SEPP.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Does not apply	
State Environmental Planning Policy (State Significant Precincts) 2005	Does not apply	This site is not identified as a State Significant Precinct.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	N/A	Any subsequent development applications will be compliant with these provisions
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	N/A	The proposal will not affect the provisions of the SEPP.
State Environmental Planning Policy No 71-Coastal Protection	Does not apply	
State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development	N/A	The proposed zoning does not permit Residential Apartment Development.
Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes)	Does not apply	
State Environmental Planning Policy No 64-Advertising and Signage	N/A	The proposal will not affect the provisions of the SEPP.
State Environmental Planning	Does not apply	

Policy No 62-Sustainable Aquaculture		
State Environmental Planning Policy No 55-Remediation of Land	N/A	It is considered the proposal will not affect the provisions of the SEPP. See Section 3.1.3 of this Report.
State Environmental Planning Policy No 52-Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	This policy does not apply to Ryde City Council.
State Environmental Planning Policy No 50-Canal Estate Development	Does not apply	
State Environmental Planning Policy No 47-Moore Park Showground	Does not apply	
State Environmental Planning Policy No 44-Koala Habitat Protection	N/A	This policy applies to the site. The site is largely cleared and there is no evidence of Koala Habitat on the site.
State Environmental Planning Policy No 36-Manufactured Home Estates	Does not apply	
State Environmental Planning Policy No 21-Caravan Parks	N/A	The proposal will not affect the provisions of the SEPP.
State Environmental Planning Policy No 33-Hazardous and Offensive Development	N/A	The proposal will not affect the provisions of the SEPP.
State Environmental Planning Policy No 30-Intensive Agriculture	Does not apply	
State Environmental Planning Policy (Kurnell Peninsula) 1989	Does not apply	
State Environmental Planning Policy No 26-Littoral Rainforests	N/A	No littoral rainforests identified on the subject land.
State Environmental Planning Policy No 19-Bushland in Urban Areas	N/A	The site is not identified as part of a bushland area.
State Environmental Planning Policy No 14-Coastal Wetlands	Does not apply	
State Environmental Planning Policy No 1-Development Standards	N/A	The proposal will not affect the provisions of the SEPP.

6.3 Section 117 Ministerial Directions

Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Table 6.1 outlines the Ministerial Directions under Section 117 of the EP&A Act and their relevance to the Planning Proposal.

Table 6.1 Section 117 Ministerial Directions Compliance Table

Ministerial Direction	Compliance	Comment
1. Employment Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2. Environmental Heritage		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	N/A	There are no known heritage items on the subject land.
2.4 Recreation Vehicle Areas	N/A	
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Complies	This proposal is compliant with this direction to the extent of future applications being compliant with provisions and controls relating to the site. It satisfies the terms of this direction by encouraging the provision of the desired housing type on site.
3.2 Caravan Parks and Manufactured Home Estates	N/A	This Direction is complied with to the extent that the overall provisions of the LEP are compliant.
3.3 Home Occupations	Complies	This proposal will not impact on this outcome from being achieved.
3.4 Integrating Land Use and Transport	Applies	It is considered the proposal is consistent with the objectives of this direction.
3.5 Development near Licensed Aerodromes	N/A	
3.6 Shooting Ranges	N/A	
4. Hazard and Risk		
4.1 Acid Sulphate Soils	N/A	The site is not identified on Council's LEP maps as being in an area with acid sulphate soils.
4.2 Mine Subsidence and Unstable Land	N/A	The site is not located in an area that is impacted by mine subsidence.
4.3 Flood Prone Land	N/A	The site is not listed on Council's LEP maps or the Macquarie Park Flood Risk

		Management Plan Maps as being flood prone land.
4.4 Planning for Bushfire Protection	N/A	The site is not identified on Council's bushfire map as being at risk from bushfire.
5. Regional Planning		
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	N/A	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
5.9 North West Rail Link Corridor Strategy	N/A	
5.10 Implementation of Regional Plans	N/A	
6. Local Plan Marketing		
6.1 Approval and Referral Requirements	N/A	
6.2 Reserving Land for Public Purposes	N/A	
6.3 Site Specific Provisions	N/A	
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney	Complies	The proposal is consistent with this direction to the extent of increasing housing supply and choice in the Ryde area.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	

6.4 Environmental, Social and Economic Impact

This section identifies the relevant Environmental Impact Studies relating to the planning proposal.

6.4.1 Critical habitats and threatened species

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?

It is considered that there are no critical habitats or threatened species located on the site which would be impacted by the proposal.

The majority of the site comprises existing dwelling houses. The proposed vacant lot is grassed.

6.4.2 Management of environmental effects

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

There are minimal environmental effects as a consequence of the planning proposal as the site is essentially already developed as residential development with the existing provision of utilities and services.

All services and utilities can be augmented for the residential development of the proposed vacant lot as outlined in Section 3.1.

When a development application is lodged for subdivision, opportunity will be provided for addressing any development compliance issues relating to existing development on site.

6.4.3 Social and economic effects

How has the planning proposal adequately addressed any social and economic effects?

It is considered the proposal is an efficient use of land given the site is essentially already developed as residential development. By enabling private sale of existing residential development on site will increase the supply and mix of housing opportunities in an area of high demand. The size and nature of the proposed lots is compatible to surrounding development for which there is a proven market in Ryde.

The site lies within the established Marsfield residential area in close proximity to the Macquarie Park town centre. The proximity and linkages to

the Macquarie Park town centre reinforce social and economic benefits by supporting additional custom and potential employment base to the area.

6.5 State and Commonwealth Interests

6.5.1 Public Infrastructure provision

Is there adequate public infrastructure for the planning proposal?

Adequate infrastructure is available for the proposal. If necessary, some augmentation of existing services may be required and this can be adequately addressed as the site is developed.

6.5.2 Consultation with State and Commonwealth Public Authorities

What are the views of State and Commonwealth Public Authorities consulted in accordance with the Gateway determination, and have they resulted in any variations to the planning proposal?

The views of State and Commonwealth Public Authorities will be canvassed through the assessment process of this proposal as appropriate. This consultation may result in variations to the Planning Proposal.

7.0 PROPOSED LEP MAP

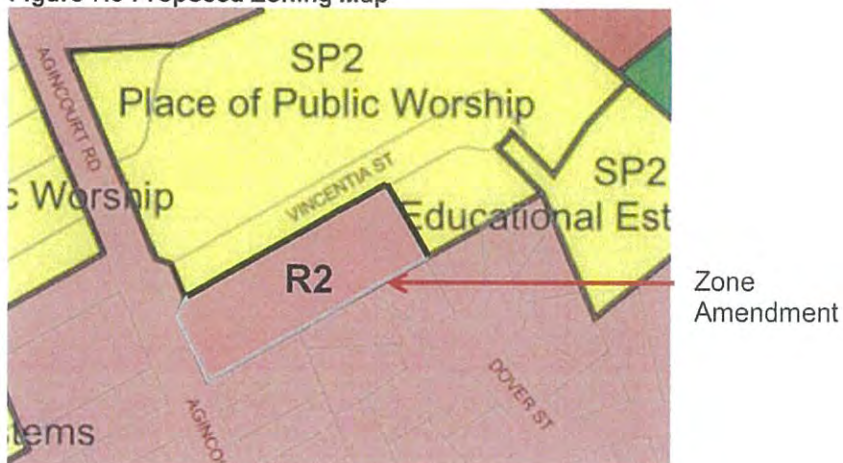
This section includes the draft amended LEP mapping of current and proposed statutory changes.

7.1 Zoning Amendments

The planning proposal will result in an amendment to the zoning map LZN_004 by rezoning the subject site to R2 Low Density Residential. The proposed amendment is shown in Figure 7.0. The current zoning of the subject site is shown in Figure 7.1.

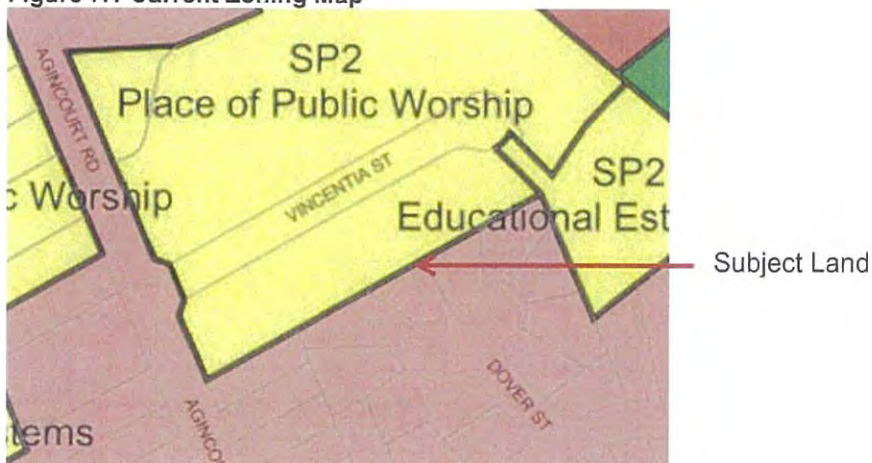
A detailed proposed zoning map (indicating exact zone boundaries) is included in Appendix A.

Figure 7.0 Proposed Zoning Map



Source: RLEP 2014 Map LSZ_004 with proposed amendment

Figure 7.1 Current Zoning Map



Source: RLEP 2014 Map LZN_004

7.2 Lot Size Amendments

There is currently no minimum lot size applying to the site under the existing SP2 zoning. The Gateway Proposal amends the current lot size permitted to 'L' 580m². The proposed lot size map is shown in Figure 7.2 and the current lot size map is shown in Figure 7.3.

A detailed proposed Lot Size Map (indicating exact boundaries) is included in Appendix A.

Figure 7.2 Proposed Lot Size Map



Figure 7.3 Current Lot Size Map



7.3 Height of Buildings Amendments

There is currently no maximum height limit applying to the site under the existing SP2 zoning. The Gateway Proposal amends the current height limit permitted to 'J' 9.5m. The proposed lot size map is shown in Figure 7.4 and the current lot size map is shown in Figure 7.5.

A detailed proposed Height of Buildings Map (indicating exact boundaries) is included in Appendix A.

Figure 7.4 Proposed Height of Buildings Map



Figure 7.5 Current Height of Buildings Map



7.4 Floor Space Ratio Amendments

There is currently no FSR applying to the site under the existing SP2 zoning. The Gateway Proposal amends the current FSR permitted to 'D' 0.5:1. The proposed FSR map is shown in Figure 7.6 and the current lot size map is shown in Figure 7.7.

A detailed proposed Floor Space Ratio Map (indicating exact boundaries) is included in Appendix A.

Figure 7.6 Proposed FSR Map



Source: RLEP 2014 Map FSR_004 with proposed amendment

Figure 7.7 Current FSR Map



Source: RLEP 2014 Map FSR_004

8.0 COMMUNITY CONSULTATION

It is envisaged the proposal will need to be advertised for a minimum of 28 days.

During exhibition of the proposal the community will be invited to make a submission regarding the planning proposal.

The community will be further afforded the right to comment on final details of the proposal through both the rezoning and development application process.

9.0 PROJECT TIMELINE

An anticipated project timeline is provided to enable an understanding of the time required to complete the planning proposal within a reasonable period of time. The timeline also provides a mechanism to monitor the progress of the proposal through the plan making process.

The anticipated time line is described in Table 9.0.

Table 9.0 Anticipated Timeline

Government Agency Consultation	December 2016
Date of Gateway Determination (Commencement Date)	January 2017
Completion of Required Technical Information (if any – see Note)	March 2017
Government Agency Consultation – post- exhibition	March/April 2017
Commencement and completion dates for public exhibition	April/May 2017
Dates for public hearing	Not necessary
Timeframe for consideration of submissions	May 2017
Timeframe for the consideration of proposal post exhibition	June 2017
Date of submission to the Department to finalise the LEP	August 2017
Anticipated date RPA will make the plan	September 2017
Anticipated date the RPA will forward to the department for notification.	September 2017

NOTE: The proposal is not expected to result in the requirement of further technical studies to those included in the document.

10.0 CONCLUSION

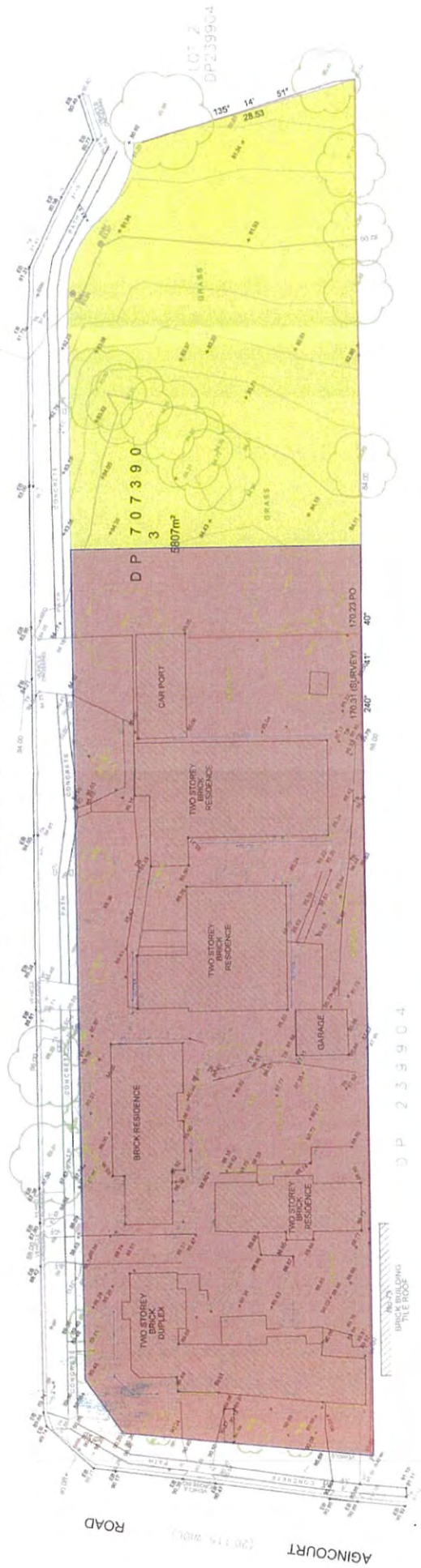
It is recommended that Council forward the Planning Proposal to Gateway determination process in accordance with Section 56 of the EP&A Act 1979.

1. That the Planning Proposal prepared by Site Plus Pty Ltd for the proposed Amending Local Environmental Plan for Lot 3 DP 707390, 3-5 Vincentia Street, Marsfield be forwarded to the NSW Minister for Planning for determination under the Gateway process under Section 56 of the EP&A Act 1979.
2. That the Minister be requested to give advice to Council on:
 - a. The need for studies or other information to support the Planning Proposal and any associated need to revise the Planning Proposal.
 - b. Confirm the period of public exhibition of the proposal.

APPENDIX A

Proposed RLEP 2014 Maps

VINCENTIA (7.7 MILE & VARIABLE WIDTH) STREET



PLAN
1:250

LEGEND

- LOW DENSITY RESIDENTIAL
- INFRASTRUCTURE

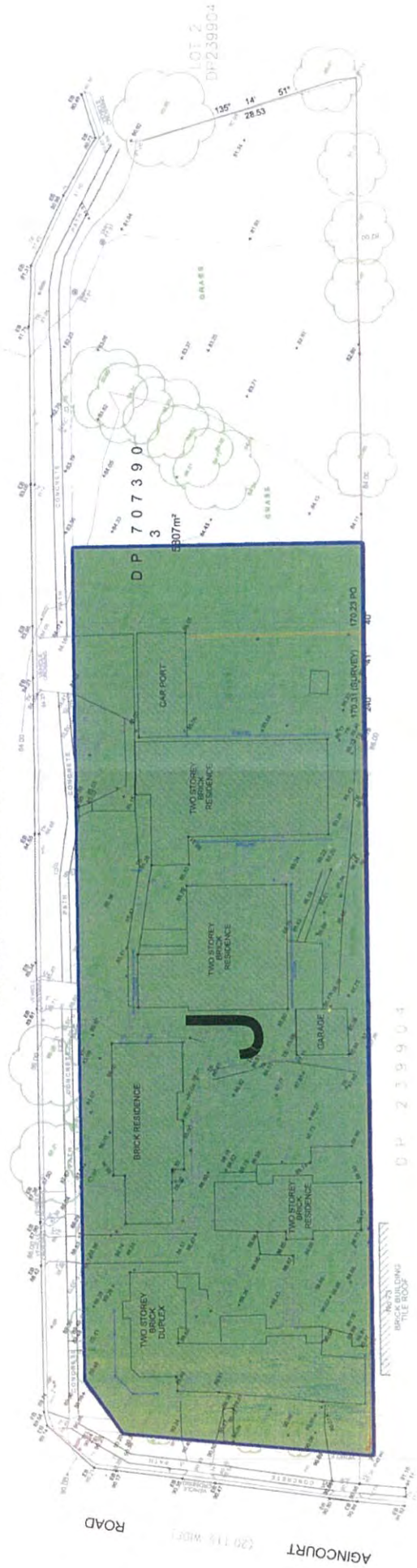


PROJECT: 3-1 VINCENTIA STREET (MURPHY) PARK
ZONING: RPP-1-05
DATE: 05/10/2016
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]



PROJECT: 3-1 VINCENTIA STREET (MURPHY) PARK
ZONING: RPP-1-05
DATE: 05/10/2016
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

VINCENTIA (17' WIDE & VARIABLE WIDTH) STREET



PLAN
1:250

LEGEND

J
MAXIMUM BUILDING HEIGHT

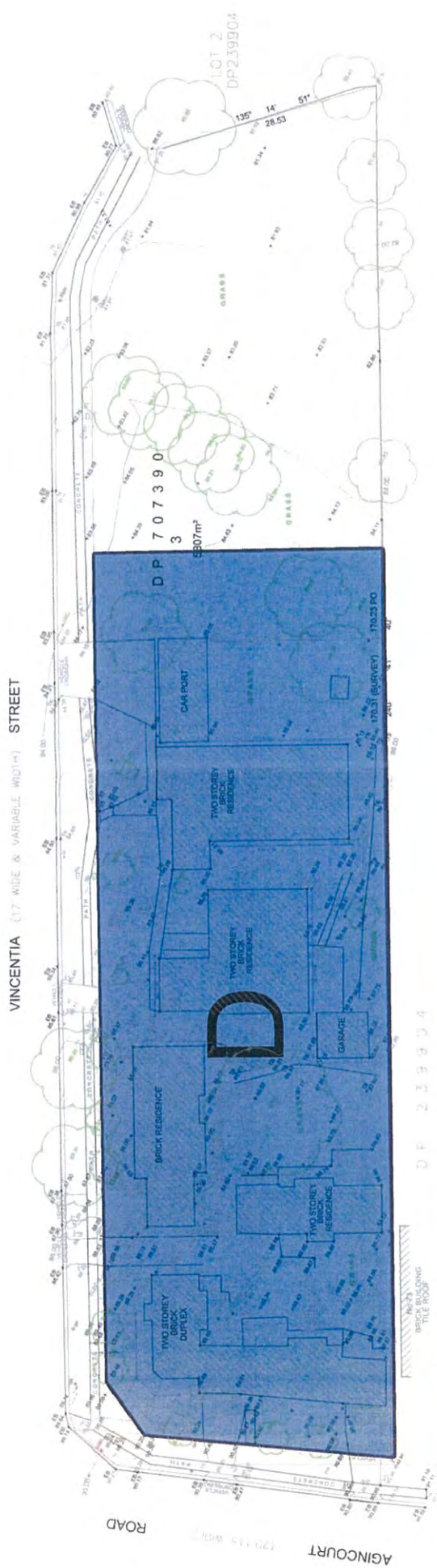
siteplus

PROJECT
3-5 VINCENTIA STREET, HARBOR PARK
DATE
06/10/2016
DRAWN BY
TRUSTEES OF THE VINCENTIA PARTNERS



PROJECT
3-5 VINCENTIA STREET, HARBOR PARK
DATE
06/10/2016
DRAWN BY
TRUSTEES OF THE VINCENTIA PARTNERS

PROJECT
3-5 VINCENTIA STREET, HARBOR PARK
DATE
06/10/2016
DRAWN BY
TRUSTEES OF THE VINCENTIA PARTNERS



LEGEND

0.5 : 1
MAXIMUM FLOOR SPACE RATIO



Investigator	Study design	Follow-up
Al. 2002 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2003 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2004 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2005 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2006 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2007 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2008 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2009 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2010 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2011 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2012 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2013 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2014 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2015 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2016 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2017 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2018 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2019 (Alpert et al.)	Retrospective cohort study	10 years
Al. 2020 (Alpert et al.)	Retrospective cohort study	10 years

[illegible]

APPENDIX B

Concept Subdivision Plan



PLAN
1:250

LEGEND

- LAND SUBJECT TO REZONING
- PROPOSED TORRENS TITLE SUBDIVISION
- PROPOSED STRATA SUBDIVISION

siteplus

PROJECT INFORMATION
PROJECT NAME: 3.1.5 VINCENTIA STREET MARSDEN PARK
PROJECT TYPE: CONCEPTUAL SUBDIVISION PLAN
PROJECT NO: RP 5505
PROJECT DATE: 05/10/2018
PROJECT BY: TRUSTEES OF THE VINCENTIA FATHERS

PROJECT INFORMATION
PROJECT NAME: 3.1.5 VINCENTIA STREET MARSDEN PARK
PROJECT TYPE: CONCEPTUAL SUBDIVISION PLAN
PROJECT NO: RP 5505
PROJECT DATE: 05/10/2018
PROJECT BY: TRUSTEES OF THE VINCENTIA FATHERS

PROJECT INFORMATION
PROJECT NAME: 3.1.5 VINCENTIA STREET MARSDEN PARK
PROJECT TYPE: CONCEPTUAL SUBDIVISION PLAN
PROJECT NO: RP 5505
PROJECT DATE: 05/10/2018
PROJECT BY: TRUSTEES OF THE VINCENTIA FATHERS

PROJECT INFORMATION
PROJECT NAME: 3.1.5 VINCENTIA STREET MARSDEN PARK
PROJECT TYPE: CONCEPTUAL SUBDIVISION PLAN
PROJECT NO: RP 5505
PROJECT DATE: 05/10/2018
PROJECT BY: TRUSTEES OF THE VINCENTIA FATHERS

PROJECT INFORMATION
PROJECT NAME: 3.1.5 VINCENTIA STREET MARSDEN PARK
PROJECT TYPE: CONCEPTUAL SUBDIVISION PLAN
PROJECT NO: RP 5505
PROJECT DATE: 05/10/2018
PROJECT BY: TRUSTEES OF THE VINCENTIA FATHERS

PROJECT INFORMATION
PROJECT NAME: 3.1.5 VINCENTIA STREET MARSDEN PARK
PROJECT TYPE: CONCEPTUAL SUBDIVISION PLAN
PROJECT NO: RP 5505
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PROJECT TYPE: CONCEPTUAL SUBDIVISION PLAN
PROJECT NO: RP 5505
PROJECT DATE: 05/10/2018
PROJECT BY: TRUSTEES OF THE VINCENTIA FATHERS

APPENDIX E

Site Analysis Plan and Photos

Photos: 3-5 Vincentia Street, Marsfield

Photo Source: Siteplus and Google Maps

Photo 1: Subject Site – Streetview from Cnr Agincourt Road and Vincentia St



Photo 2: Street view - southwards



Photo 3: 71 Agincourt Road



Photo 4: 71 Agincourt Rd



Photo 5: 69 Agincourt Road



Photo 6: 69 Agincourt Rd



Photo 7: 69 and driveway to 69A Agincourt Rd



Photo 8: 69A Agincourt Rd



Photo 9: 1 Vincentia Street



Photo 10: 3 Vincentia Street



Photo 11: 3 Vincentia Street



Photo 12: 5 Vincentia Street



Photo 13: Remnant lot (not subject to rezoning)



APPENDIX C

Ryde Council Pre-lodgement Advice



Ms Rebecca Drinkwater
Siteplus
PO BOX 5104
WOLLONGONG NSW 2500

12 September 2016

Our ref: CRS2011/1184518

Dear Ms Drinkwater

3-5 Vincentia Street Marsfield

I refer to your letter of intent regarding a rezoning proposal for 3-5 Vincentia Street Marsfield.

Your letter states that the Planning Proposal will seek a rezoning of the land to R2 Low Density Residential, amend the Floor Space Ratio (FSR) Map and Height of Buildings to 0.5:1 and 9.5m respectively and amend the Lot Size Map to include the subject site .

Council will consider the proposed rezoning , FSR, Height and Lot Size Map changes as indicated in your submission dated 30 August 2016.

With respect to the proposed subdivision layout you are advised that Council will not support any variation to the existing subdivision controls in Ryde Local Environmental Plan 2014. In this regard your preliminary information indicating your intent to create 4 Torrens title lots with one lot containing a multi dwelling housing development to be strata subdivided is considered an appropriate approach.

To proceed with a Planning Proposal for the site the information will need to be submitted:

- Planning Proposal Report in accordance with the Departments 'Planning Proposals - Guide to Preparing a Planning Proposal'.
- Maps identifying the zoning, floor space ratio, height of buildings and lot size proposed on the site in accordance with the Departments 'Guide to Preparing a Planning Proposal'.
- A concept subdivision layout that complies with Ryde LEP 2014 indicating 4 Torrens title lots and a future strata subdivision proposal of one lot. A subdivision application (Torrens title and strata) would be

required to be submitted to Council once the rezoning of the site has been notified on the NSW Legislation Website. You are requested to speak to Mr Vince Galletto – Planning Team Leader on 9952 8233 regarding setback compliance issues, application requirements and fees for subdivision of land.

- Planning Proposal fee of \$30 000

The timeframe for a Planning Proposal of this nature would be expected to be between 6- 9months after submission to Council of a complete Planning Proposal (PP) application. Upon the completed PP being submitted with the required application fee a Planning Officer will be allocated the application to review and report to Council .

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.

Yours sincerely



Lexie Macdonald
Senior Coordinator Strategic Planning

FILE NOTE

City of Ryde Council Planning Officers

THURSDAY 24th JULY 2014 at 10.00am in the Ryde Council Building

Representing Ryde: Vince Gallato [Planning Dept], Adrian Melo [Client Manager Building & Development Advisory Service] and the Acting Planning Officer.

Representing the Vincentian Fathers & Brothers: Michael Walsh [Provincial] Philip Robson [Provincial Treasurer] and Susan Rath [Financial Manager]

PURPOSE of Meeting:

Fr Walsh outlined that the Vincentians were thinking of selling some of our premises in Marsfield now zoned SP2 [Special Purposes 2] as they may be surplus to our accommodation requirements as the Province of Oceania especially the members in Australia are aging.

The Council Officers requested some background information regarding our property at Marsfield.

Fr Walsh and Fr Robson outlined our history regarding these properties from the original purchase of the land and *Curzon Hall* in 1922, the role of *Curzon Hall* as our training college from this time until 1981. Then the sale of some of the original property in the mid 1960's to the *Christian Brothers* who then constructed *Vaughan College* for their brothers attending Macquarie University. Followed by the sale a small part of our property in the 1980's *Mininbah Inc* for their special school and then the sale of land we decided we would not require to *Southern Cross Homes Inc* around 1989 and finally the sale of *Curzon Hall* in 2003.

The Council Officers outlined the process we were to follow and indicated that the whole process was rather involved and would require the Vincentians to obtain professional assistance. They also indicated that the process could take at least twelve (12) months to complete and that the first step was for the Vincentians to write a letter to the Council and outline their intentions with regard to the particular part of the property they were considering selling. The Officers would then respond and the process would also include a display of the plan to the public and a period when submissions from residents could be made to the Council.

Fr Walsh had indicated that the Vincentians had four (4) town houses that they were considering offering for sale. The Council Officers said that the parcel of land on which these town houses were located was too small for division into individual lots and that a strata title would be the only real option for an application for re-zoning.

The Officers indicated that the Planning Department would be willing to support such an application to the Council. They also commented that these residences would add to the "residential stock" of the Ryde Council area.

Michael Walsh
69 Agincourt Rd
MARSFIELD NSW 2122

10 November 2014

D14/111142

Dear Fr Walsh,

69 – 71 Agincourt Rd and 1-1A Vincentia Street, Marsfield

I refer to your meeting with Council staff on the 24 July 2014 and your letter dated 13 October 2014 regarding the potential rezoning of 69 – 71 Agincourt Rd and 1-1A Vincentia Street, Marsfield. Please note that Council's records identify these properties as part of 3-5 Vincentia St, Marsfield.

I note that in your letter and in the July meeting you identified that you would like to rezone the subject sites from SP2 Public Worship to R2 Residential Low Density to allow for their sale as residential dwellings.

In order to commence the rezoning of this land you will need to lodge a planning proposal with Council. This planning proposal will need to be in accordance with the Department of Planning and Environment's 'Guide to Preparing a Planning Proposal', a copy of which is enclosed.

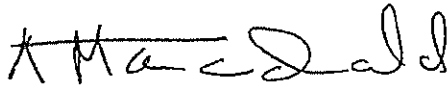
With the planning proposal, you will also need to:

- Fees in accordance with Council's Fees and Charges Schedule totalling \$17,000 (as the proposed site is estimated to be between 1600 and 1700 m²)
- Nominate a proposed height and floor space ratio (FSR) for the properties. I note that surrounding R2 properties are subject to a total height limit of 9.5m and an FSR of 0.5:1.
- Address potential traffic impacts resulting from the development. At this stage, given that the proposal will likely result in the keeping of existing dwellings and vehicle access this can be addressed in the Planning Proposal rather than providing a separate Traffic Report.

- Identify the intended use / occupation of all remaining properties on site, including the proposed subdivision pattern.
- Ensure that the planning proposal addresses Clauses:
 - 4.1 Minimum Subdivision lot size,
 - 4.1A Dual Occupancy (attached) strata subdivision,
 - 4.1B Minimum lot sizes for dual occupancies and multi dwelling housing, and
 - 4.5A Density controls for Zone R2 Low Density Residential

As outlined in our meeting, it is recommended that you engage a qualified town planner to assist you in the preparation and lodgement of the planning proposal. Should you have any queries regarding the above or wish to further meet with Council staff please contact Lexie Macdonald, Acting Manager, Urban Planning on 9952 8228.

Yours sincerely



Lexie Macdonald,
Acting Manager, Urban Planning
City of Ryde Council

APPENDIX D

Site Survey

APPENDIX F

Sydney Water Map

[illegible]

Date of Production: 27/10/2015

No warranty is given that the information shown is complete or accurate.

DBYD Sequence No: 48746213

DBYD Address:
5 Vincentia Street
Marsfield NSW 2122

Planning Proposal Addendum
Lot 3 DP 707390 3-5 Vincentia Street, Marsfield
Project Number 16124
May 2017



planning . engineering . landscape . design . management

PLANNING PROPOSAL ADDENDUM

Rezoning To Enable Residential Subdivision

Lot 3 DP 707390

Vincentia Street, Marsfield

PREPARED FOR

**Trustees of the Vincentian Fathers
C/o Project Surveyors**

PREPARED BY

Site Plus Pty Ltd (Siteplus)

Head Office: 345 Keira Street, Wollongong 2500
Telephone: (02) 4227 4233
Fax: (02) 4227 4133
E-mail: info@siteplus.com.au

Camden Office: 12 View Street CAMDEN NSW 2570
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E-mail: camden@siteplus.com.au

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Site Plus Pty. Ltd. (Incorporated in NSW) ACN 104 315 095

Document Tracking

Document Status		Final Report					
File Location							
Project No.		16124			Date	May 2017	
Rev No.	Author	Author			Approved		
		Name	Signature	Date	Name	Signature	Date
1	Report	VMcl		May 2017	VMcl		May 2017

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FIGURES

Figure ES1	Subject Land
Figure 2.0	Subject Land

TABLES

Table 2.0	Existing Dwelling Layout
-----------	--------------------------

EXECUTIVE SUMMARY

Site Address	3-5 Vincentia Street, Marsfield Lot 3 DP 707390
Proponents	The Trustees of the Vincentian Fathers
Current Zone	SP2 (Place of Public Worship) Ryde Local Environmental Plan 2014
Proposed Zone	R2 Low Density Residential

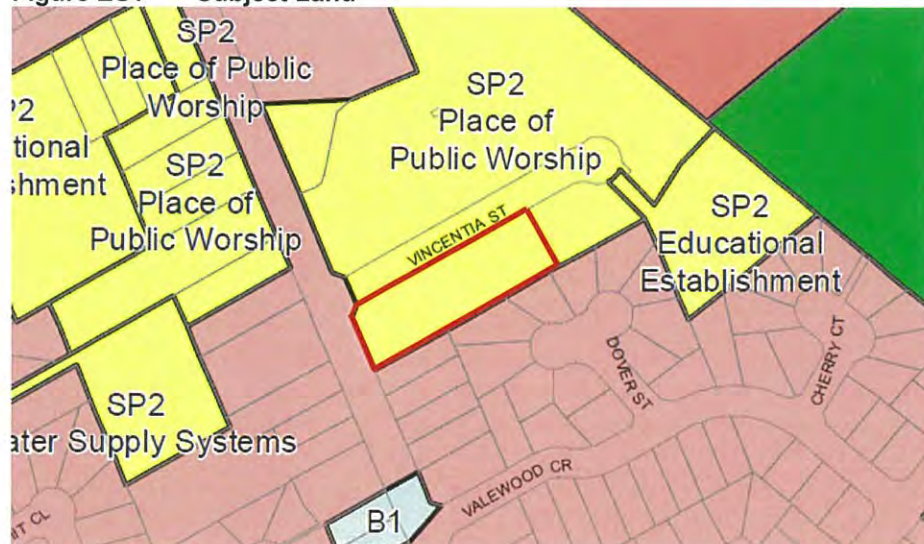
A Gateway Planning Proposal to rezone part of the subject site from SP2 (Place of Public Worship) zone to R2 Low Density Residential zone was lodged with Ryde Council in November 2016. In December 2016 the Draft North District Plan was released by the Greater Sydney Planning Commission.

In response to Council's internal assessment Council Strategic Planning Group requested in May, a compliance statement of the Planning Proposal with the Draft North District Plan.

This has been completed and findings are that the proposal is compliant with the plan.

The land subject to this planning proposal addendum is shown in Figure ES1, outlined in red.

Figure ES1 Subject Land



Source: RLEP 2014 LZN_004 Map Oct 2015 to date

1.0 INTRODUCTION

1.1 Request for Additional Information

A Gateway Planning Proposal to rezone part of the subject site from SP2 (Place of Public Worship) zone to R2 Low Density Residential zone was lodged with Ryde Council in November 2016. In December 2016 the Draft North District Plan was released by the Greater Sydney Planning Commission.

In response to Council's internal assessment Council Strategic Planning Group requested in May, a compliance statement of the Planning Proposal with the Draft North District Plan.

1.2 The Proponents

The proponents for the Planning Proposal Addendum are the Trustees of the Vincentian Fathers.

The Trustees of the Vincentian Fathers currently provides accommodation for retired members of its community of priests and brothers in Vincentia Street and also supports the parish staff of St Anthony's Parish Church, also located on Agincourt Road.

1.3 Draft North District Plan December 2036

In December 2016, the Draft North District Plan was released by the Greater Sydney Planning Commission. The broad intent of the plan sets out how the north sector of Sydney will be developed over the next thirty years. It sets out planning principles and guidelines to be considered by regulating and approval agencies in the assessment of development.

1.4 Council Liaison

In May 2016 Council's assessing Strategic Planner for the proposal requested the proponents' project manager Project Surveyors to undertake an assessment of the proposal with the Draft North District Plan to ensure there was overall compliance. Project Surveyors then engaged Siteplus to prepare the necessary assessment.

2.0 THE SUBJECT LAND

The site is Lot 3 DP 707390, known as 3 & 5 Vincentia Street, Marsfield and located within the Ryde Local Government Area.

The land subject to this planning proposal is shown in Figure 2.1 below (outlined in red) and has a total area of 3,946m².

Figure 2.0 Subject Land



Source: <https://maps.six.nsw.gov.au/>

The subject land currently comprises six (6) dwellings:

Table 2.0 Existing Dwelling Layout

Dwelling Reference	Dwelling Type	Bedrooms	Garage
1	Attached	4	Attached double garage
2	Attached	4	Attached double garage
3	Detached	4	Attached double garage
4	Detached	4	Attached double garage
5	Detached	5	Detached garage
6	Detached	5	4-car carport

The six (6) residential dwellings on site currently provide parishioner accommodation. The dwellings numbered 5 and 6 above were constructed in 1982 and the remaining 4 dwellings were constructed in 1999. All dwellings were built as self-contained residential dwellings and remain in good condition. There is a large tree located between the buildings and 5 trees scattered across the vacant land.

Besides the SP2 zoning to the north of the site as shown in Figure ES1, the site is located within a low density residential area with existing R2 Low Density Zoning.

3.0 ASSESSMENT OF COMPLIANCE WITH DRAFT NORTH DISTRICT PLAN 2036

3.1 Priorities and Activities of Plan

The vision of the draft plan sets out clear priorities and activities to plan and approve development in Sydney's North Sector. Compliance with the relevant priorities and actions of the plan are set out in following sections.

3.1.1 Implementation and Monitoring Actions

The proposal as prepared is not in conflict with the implementation and monitoring actions of the Draft North District Plan.

3.1.2 Productivity Priorities and Actions

The proposal as prepared is not in conflict with the implementation and monitoring actions of the Draft North District Plan.

3.1.3 Liveability Priorities and Actions

The proposal provides the release of additional housing for private purchase in an established residential suburb already provided with infrastructure and community facilities. It assists in enacting the identified priorities and actions of the plan.

3.1.4 Sustainability Priorities and Actions

The proposal provides the release of additional housing for private purchase in an established residential suburb already provided with infrastructure and community facilities. It assists in enacting the identified priorities and actions of the plan.

3.2 District Planning

The proposal provides the release of additional private housing in an established residential suburb. This in turn provides further housing choice and is compliant with the district planning requirement set out in the draft plan.

3.3 Local Planning

In itself the proposal is not urban renewal however it does provide housing options as follows:

- Established Detached Dwellings
- Established Dual Occupancy development

The existing buildings are essentially dwellings currently utilised for Church purposes. They are fully constructed and landscaped and fit into established transport and movement networks. No additional provisions are required.

3.4 Infrastructure

The subject land and onsite buildings are provided with all necessary services and infrastructure inclusive of:

- sewer and water
- electricity
- telecommunications
- gas

3.5 Productive City

The draft plan describes overarching matters to be considered to make Sydney's north district a safe, vibrant and liveable place. The proposal is not in conflict with these matters and provides a local opportunity for private purchase of existing buildings suitable for private dwellings.

3.6 Liveable City

The draft plan describes overarching matters to be considered to make Sydney's north district a safe, vibrant and liveable place. The proposal is consistent with the liveability framework set out in the draft plan. It provides additional housing choice by releasing established buildings built as dwellings for private purchase.

3.7 Sustainable City

The draft plan describes overarching matters to be considered to make Sydney's north district a sustainable place. The proposal is not in conflict with these matters and provides a local opportunity for private purchase of existing buildings suitable for private dwellings.

4.0 CONCLUSION

Relevant matters as set out in the Draft North District Plan 2036 have been reviewed and addressed as set out in this addendum. There are no matters arising which are in conflict with the proposal.

Accordingly the proposal is considered compliant with the matters set out in the Draft North District Plan.