



22 April 2021

TfNSW Reference: SYD21/00371
Planning Portal REF-138- PP- 2021-115

George Dedes
General Manager
Ryde City Council
PO Box 12
RYDE NSW 2112

Dear Mr Dedes,

**PLANNING PROPOSAL: 4-14 TERRY ROAD & 127 - 133 RYEDALE ROAD,
DENISTONE**

Thank you for your correspondence dated 24 March 2021 requesting comment from Transport for NSW (TfNSW) on the above proposal, in accordance with consultation requirements set out under Section 3.34 of the *Environmental Planning and Assessment Act, 1979* and the Gateway determination.

TfNSW notes that the planning proposal seeks to amend the Ryde Local Environmental Plan (LEP) 2014 planning controls in the R2 Low Density Residential zone to facilitate a seniors housing on the subject site as follows:

- amend Schedule 1 of the additional permitted uses in Ryde LEP 2014 to allow seniors housing on the site; and
- include a new site-specific clause in Part 6 of the Additional Local Provisions to allow an increase to the maximum height of buildings (HOB) from 9.5m to RL52 (four storeys) and an increase to the maximum floor space ratio (FSR) from 0.5:1 to 1.20:1.

The planning proposal is accompanied by a site specific draft Development Control Plan (DCP), which details guidelines on built form, massing, setbacks, landscaping, parking and vehicular access.

TfNSW has reviewed the submitted documentation and raises no objection to the planning proposal with respect to impacts on the state transport network.

Should you have any questions or further enquiries in relation to this matter, Ilyas Karaman would be pleased to take your call on 0447 212 764 or email:

development.sydney@transport.nsw.gov.au

Yours sincerely

Cheramie Marsden
**Senior Manager Strategic Land Use
Greater Sydney Division**

Transport for NSW

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