

21 September 2021

2210217

Planning Panels Secretariat  
Department of Planning, Industry and Environment  
GPO Box 39,  
Sydney NSW 2001

Dear Sir/Madam,

**Submission to Planning Proposal (PP-2021-115)  
127-133 Ryedale Road and 4-14 Terry Road, Denistone**

The Ryde Eastwood Leagues Club (RELC) is pursuing a Planning Proposal for land at 127-133 Ryedale Road and 4-14 Terry Road, Denistone (the site) which is currently being publicly exhibited along with a site-specific amendment to the Ryde Development Control Plan 2014 (Ryde DCP 2014). RELC is the landowner of the majority of lots within the site, and has taken a leading role in the Planning Proposal which is now on public exhibition.

This submission is made by Ethos Urban on the behalf of RELC to the Department of Planning, Industry and Environment (DPIE) and provides background to the Planning Proposal and outlines RELC's support for the proposed amendments. Although the RELC fully supports the proposed amendments, a number of minor clarifications and changes are recommended to ensure consistency with the developed Reference Scheme and to allow the project to be delivered to maximise community benefit in a timely manner. A refined Reference Scheme, taking into account the detailed provisions of the proposed site-specific DCP, has been prepared by Turner Hughes Architects and is attached in **Appendix A**.

The Planning Proposal seeks to amend the *Ryde Local Environmental Plan 2014* (Ryde LEP 2014) to introduce site-specific development standards allowing seniors housing and including a maximum height of buildings to RL52m and maximum FSR to 1:1 for Stage 1 and 1.6:1 for Stage 2. The Planning Proposal will facilitate the delivery of seniors housing which can utilise the existing services and facilities available within RELC and will leverage the highly accessible location of the site close to West Ryde train station and Ryde Hospital. Through this Planning Proposal, RELC seeks to provide a contemporary, attractive seniors housing option to ageing residents of the local community with synergies to the local and well-established community club.

## **Background**

After initially preparing the Planning Proposal in 2017, RELC and their consultant team sought to negotiate with Ryde Council (Council) and its staff a positive outcome. Progress was delayed due to Ryde Council's moratorium on residential Planning Proposals in 2018-19, ultimately resulting in the need for a Gateway Review and the issue of a Gateway Determination by DPIE as delegate of the Minister for Planning and Public Spaces on 10 March 2021.

A condition of this Gateway Determination was for a site-specific DCP to be finalised and exhibited with the Planning Proposal to indicate the proposed development controls for the site. While early engagement was completed with Council staff on the site-specific DCP, a number of amendments have been made to the exhibited version of the DCP without the involvement of RELC, and therefore the original Reference Scheme supporting the Planning Proposal is out-of-date.

Throughout the course of this Planning Proposal, RELC has sought to productively and proactively collaborate with Council staff and DPIE to ensure that all assessment matters are resolved and site-specific controls are provided to enable the delivery of the key benefits associated with the proposal.

Most recently, RELC and their consultant team met with Council staff and representatives of the DPIE on 20 April 2021 with a view to resolving inconsistencies with the draft site-specific DCP which had been prepared by Council staff, but it was directed that a formal submission be prepared. This submission therefore captures these recommended clarifications and amendments to reflect a Reference Scheme that complies with the built form controls stipulated by Council staff.

In preparing this refined Reference Scheme to align with the site-specific DCP, it has also been identified that a slight correction is required to the proposed FSRs across the site. Due to an amended staging strategy, the FSR distribution across the site is required to be updated to reflect the ultimate staging and align with the Reference Scheme.

### **Community Consultation**

Recognising the benefits of comprehensive community engagement, RELC has undertaken two online webinars to inform Club members and the general community of the Planning Proposal and site-specific DCP. Although undertaking additional community engagement during the exhibition period is not strictly a statutory requirement, this reflects RELC's commitment to consultation and developing good relationships with its neighbours and the local community.

Two community webinar events for surrounding neighbours and Club members were held online on Zoom to comply with COVID-19 restrictions on:

- Tuesday 7th September 2021 from 1:30pm-3:00pm; and
- Wednesday 8th September 2021 from 6:00pm-7:30pm.

Across the two webinars, there was a total of 32 participants including Club members, adjoining landowners and residents who joined to ask questions of the project team and leave feedback and/or comment on the proposal.

In addition, the exhibition of the Planning Proposal was featured on the Club member newsletter, the webinar was advertised on the RELC website and contact information was provided for questions and comments to be sent directly to RELC.

A Consultation Outcomes Report was prepared by Ethos Urban which documents in detail the engagement approach taken as well as feedback received to the proposal. This report is provided in **Appendix B** to this submission.

### **Relationship to draft Housing SEPP**

We are aware that *draft State Environmental Planning Policy (Housing) 2021* (Housing SEPP) has recently been exhibited, and is now under consideration. As the draft Housing SEPP seeks to consolidate *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* and other housing related SEPPs into the single instrument, the provisions of the draft Housing SEPP will relate to future seniors living development on the site.

With this in mind, the provisions of the draft Housing SEPP should be considered in the finalisation of the site-specific Planning Proposal currently on exhibition. In particular, we note clause 76 Development standards for seniors housing—Zones RE2, SP1, RU5 and R2 Subclause (1)(d) under the draft Housing SEPP only permits residential aged care facilities to be carried out in the R2 Low Density Residential zone. This provision would have the effect of prohibiting Independent Living Units on the site and other seniors housing typologies.

This Planning Proposal received its Gateway Determination on 10 March 2021, which occurred approximately 6 months before the exhibition of the draft Housing SEPP. We anticipate that the final drafting of the amendment to the Ryde LEP 2014 will address the relationship of this new site-specific additional permitted use clause to the draft Housing SEPP, specifically making clear that seniors living, and Independent Living Units, are permitted on the site. This is reflective of the desired outcome of the Planning Proposal and will be the product of a number of years of collaboration between RELC, Council and DPIE.

### Proposed Ryde LEP 2014 Amendments

The Planning Proposal seeks amendments to the Ryde LEP 2014 which can be summarised as follows:

- Amend Schedule 1 - Additional permitted uses to introduce site-specific development standards for the site for seniors housing
- Amend the Height of Buildings Map to designate the datum level of RL 52 as the maximum building height for the site; and
- Amend the Floor Space Ratio Map to designate the FSR for the site to be 1:1 in Stage 1 and 1.6:1 in Stage 2.

RELC supports the proposed amendments as they will facilitate the development of seniors housing on the site, delivering a community-orientated project and much needed housing. In particular, the amendment to Schedule 1 and the height of buildings provision are supported without further change recommended.

As outlined above, a minor correction is recommended to the proposed FSRs across the site to reflect the updated staging strategy associated with the Reference Scheme. The exhibited FSR distribution across the site has been dictated by the staging strategy which, in conjunction with the proposed RL52 height limit, seeks to concentrate development density on the southern portion of the site. Through discussions with Council staff and the preparation of the refined Reference Scheme, the staging line has been updated to reflect the existing lot boundaries and land ownership.

Upon analysis of the Reference Scheme and using the established height RL and Council's draft DCP controls, it has been concluded that the current staged FSRs for the site do not reflect the development outcome, and alternate FSRs are required. It is proposed that the respective FSRs of each stage are amended to 1.06:1 for Stage 1 and 1.57:1 for Stage 2. It is sought that the staging line, and therefore the reflective FSRs, are therefore amended as per **Figure 1** on the following page.

The amendment of the site-specific FSRs will result in a total FSR of 1.22:1 across the entire site, reflecting the opportunity available within the Reference Scheme which accords with the exhibited maximum height of RL52 and the exhibited built form provisions of the site-specific DCP. As such, while a slight increase is proposed to the overall FSR for the site, this will not result in any change to the height or setbacks which have been agreed in-principle.

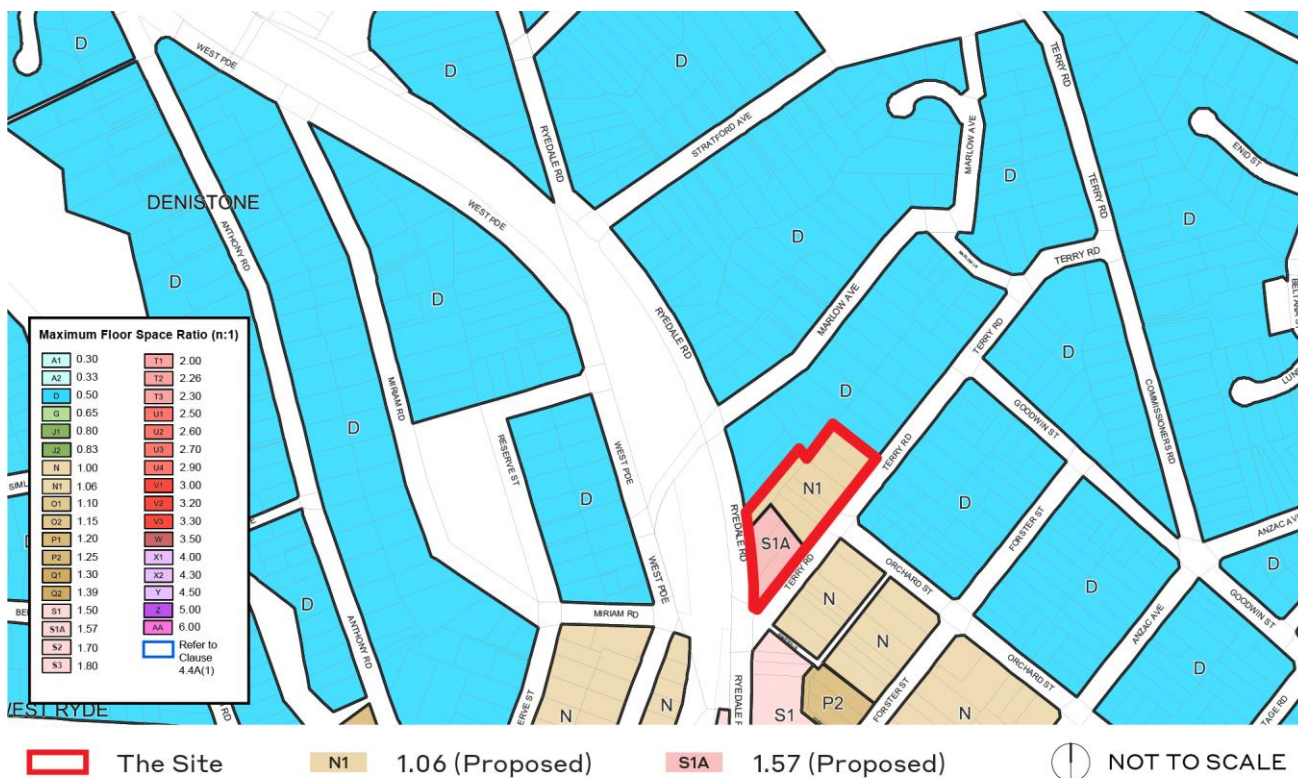


Figure 1 Recommended FSR Map

**Proposed Ryde DCP 2014 Amendments**

To support the amendments to the Ryde LEP 2014, a number of site-specific controls are proposed to be incorporated into the Ryde DCP 2014. While there has been ongoing engagement between RELC, their consultant team, and Council staff, the currently drafted and exhibited site-specific DCP includes a number of controls which present difficulties in delivering the project, with ambiguous controls and need for a number of clarifications. There are also a number of controls which pose conflicts with Section 3.42 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) which outlines the purposes and status of DCPs.

Section 3.42 provides that the purpose of DCPs is:

- (a) giving effect to the aims of any environmental planning instrument that applies to the development,
- (b) facilitating development that is permissible under any such instrument,
- (c) achieving the objectives of land zones under any such instrument.

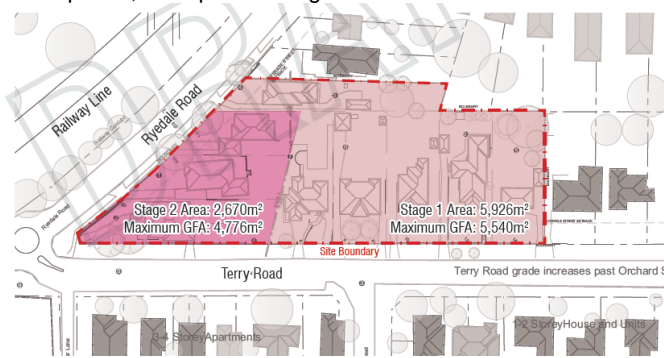
In part, the current draft of the site-specific DCP does not achieve the above aims given it is partially inconsistent with the intended amendments to the Ryde LEP 2014 and conflicts with the Reference Scheme submitted to support the Planning Proposal. Specifically, the draft DCP includes a number of ambiguous controls which could have the effect of constraining the delivery of the intended project which has been deemed in the Gateway Determination to have strategic merit.

There are also a number of controls within the draft DCP which under Section 3.43(5) of the EP&A Act have no effect given they are the same as provisions within the Ryde LEP 2014 or are inconsistent or incompatible with provisions within the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*. These include provisions related to floor space, maximum height, and deep soil.

In order to address these issues, RELC and its consultant team have developed a number of recommended minor amendments to the draft DCP, as set out in **Table 1** on the following page. This will ensure that the controls align with the intended development vision and that seniors housing can be delivered to facilitate all the community benefits and opportunity the site can accommodate.

The following table identifies amendments to the DCP which are recommended by RELC.

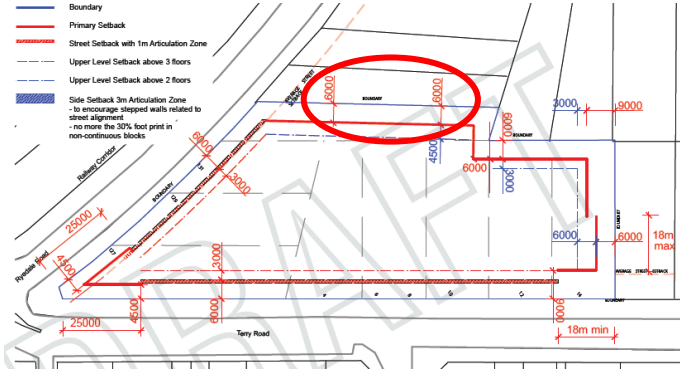
Table 1 Summary of suggested amendments to DCP provisions

DCP provision	Existing control	Proposed control (text changes in bold and strikethrough)	Reason / Rationale
<b>Part 2.1 – Control B (maximum GFA)</b>	<p>A maximum gross floor area of 5,540m<sup>2</sup> is to be allocated to stage 1 and a maximum gross floor area of 4,776m<sup>2</sup> is to be allocated to stage 2 of the development, as depicted in Figure 2 below.</p> 	<p><del>A maximum gross floor area of 5,540m<sup>2</sup> is to be allocated to stage 1 and a maximum gross floor area of 4,776m<sup>2</sup> is to be allocated to stage 2 of the development, as depicted in Figure 2 below.</del></p> <p><b>NTD: Delete Figure 2</b></p>	<p>The deletion of Control B and Figure 2 is required to remove any reference to GFA in the site-specific DCP. In particular, the maximum GFA does not align with the current proposed FSR, therefore this creates a conflict with the proposed LEP controls.</p> <p>Matters relating to GFA have no effect in the DCP as they are addressed in the amendment to the Ryde LEP 2014. This control would provide no purpose given the maximum FSR is stipulated in the Ryde LEP 2014. As such, the deletion of this control is appropriate.</p>
<b>Part 2.3 - Control A (50m building length)</b>	<p>The maximum length of any individual building presented to Terry Road or Ryedale Road is 50m.</p>	<p><del>The maximum length of any individual building presented to Terry Road or Ryedale Road is 50m.</del> <b>The built form on Ryedale Road is to be articulated to minimise the massing of any building to the street.</b></p>	<p>Since the inception of the project, a building to Ryedale Road has been considered which may be interpreted to have a building length in excess of 50m.</p> <p>For the avoidance of doubt and a misinterpretation, it is sought to include specific wording in this control to directly differentiate the Terry Road and Ryedale Road frontages, as well as capture the intent of providing an articulated massing to each street frontage.</p>
<b>Part 2.3 – Control F (Access ramps)</b>	<p>Access ramps, if required, are to be provided perpendicular to the street frontage. Access ramps running parallel to the street will dominate the building frontage and are discouraged.</p>	<p><del>Access ramps, if required, are to be provided perpendicular to the street frontage. Access ramps running parallel to the street will dominate the building frontage and are discouraged.</del></p>	<p>The deletion of this control is required as the Reference Scheme has not been able to analyse in detail such a requirement. This matter is a detailed DA issue which is best resolved at the DA stage, and such a control is overly prescriptive at this stage of the project.</p>

DCP provision	Existing control	Proposed control (text changes in bold and strikethrough)	Reason / Rationale
<b>Part 2.3 – Control J (12m building breaks)</b>	A minimum of two (2) physical breaks are to be provided along Terry Road to break up the built form and allow for visual relief. Each physical break must have a minimum building separation distance of 12m.	<i>A minimum of two (2) physical breaks are to be provided along Terry Road to break up the built form and allow for visual relief. Each physical break <b>along Terry Road</b> must have a minimum building separation distance of 12m.</i>	A minor amendment is required to this control to ensure no misinterpretation occurs and there is no doubt this control applies strictly to Terry Road.
<b>Part 2.3 – Control K (Retaining walls)</b>	The extent of retaining walls and the protrusion of basement car park above the ground must be no more than 1.2m high.	<del><b>The extent of retaining walls and the protrusion of basement car park above the ground must be no more than 1.2m high.</b></del>	The deletion of this control is required as the Reference Scheme has not been able to analyse in detail such a requirement. This matter is a detailed DA issue which is best resolved at the DA stage, and such a control is overly prescriptive at this stage of the project.
<b>Part 2.3 – Control L (Public art)</b>	Implement an Arts Plan in accordance with City of Ryde’s Public Art Planning Guide for Developers.	<del><b>Implement an Arts Plan in accordance with City of Ryde’s Public Art Planning Guide for Developers.</b></del>	The deletion of this control is required. The proposed development is for seniors housing with restricted access for the general public. Furthermore, the site is separated from the West Ryde Town Centre, as illustrated by the site’s exclusion from the recent West Ryde Town Centre Masterplan. As such, this is not a suitable development type or site that is appropriate for public art.
<b>Part 2.3 – Control M (Public art)</b>	Where appropriate, public art which references the history of the locality and context of the site should be incorporated into street elevations of the development.	<del><b>Where appropriate, public art which references the history of the locality and context of the site should be incorporated into street elevations of the development.</b></del>	As above, the deletion of this control is required.
<b>Part 2.4 – Control A (height of buildings)</b>	The maximum building height for development on the land is RL 52.	<del><b>The maximum building height for development on the land is RL 52.</b></del>	The deletion of this control is required. Matters relating to building height are addressed in the amendments to the Ryde LEP 2014.  Matters relating to building height have no effect in the DCP as they are addressed in the amendment to the Ryde LEP 2014. This control would provide no purpose given the maximum height is stipulated in the Ryde LEP 2014. As such, the deletion of this control is appropriate.

DCP provision	Existing control	Proposed control (text changes in bold and strikethrough)	Reason / Rationale
<p><b>Part 2.5 – Control A (Front setbacks)</b></p>	<p>The development of the land is to provide a front setback of 6m to the front building line. Balconies and entry features may encroach 1m forward of the front building line to provide depth and articulation to the façade as depicted in Figure 4.</p>	<p><i>The development of the land is to provide a front setback of 6m to the front building line. Balconies and entry features may encroach 1m forward of the front building line to provide depth and articulation to the façade <del>as depicted in Figure 4.</del></i></p>	<p>The deletion of Figure 4 is required. This Figure shows the location of deep soil to be wholly located within setback areas which does not align with the Reference Scheme and the intended approach to have basement car parking on the site, and the need to have pathways connecting the buildings and streets.</p> <p>Matters relating to deep soil are addressed in the <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i> (Seniors SEPP) which prescribe a minimum requirement of 15% of the site area to be deep soil. Given the planning framework established under the Seniors SEPP, matters relating to deep soil have no effect in a local DCP as they are included within the Seniors SEPP and this takes precedence.</p> <p>As such, the deletion of this control is appropriate.</p>
<p><b>Part 2.5 - Control B (Side and Rear building length)</b></p>	<p>The development must allow for adequate building modulation and articulation. The maximum length of any individual building presented to the side and rear boundaries is 18m.</p>	<p><i>The development must allow for adequate building modulation and articulation. <del>The maximum length of any individual building presented to the side and rear boundaries is 18m.</del></i></p>	<p>An amendment to this control is required given the control is ambiguous and open to misinterpretation. The control provides no guidance on the particular building façade which is to be measured to 18m, and therefore could limit all buildings to 18m in length which is overly prescriptive and unworkable. As such, the reference to the 18m building control is required to be deleted.</p>



DCP provision	Existing control	Proposed control (text changes in bold and strikethrough)	Reason / Rationale
<b>Part 2.5 - Control C (Setbacks Plan)</b>	<p>The development is to be provided with side, rear and upper-level setbacks in accordance with Figure 5.</p> 	<p><i>The development is to be provided with side, rear and upper-level setbacks in accordance with Figure 5.</i></p> <p><b>NTD: Figure 5 to be updated to allow for an 3m side setback and a 3m articulation zone beyond, neighbouring 125 Ryedale Road.</b></p>	<p>Consistent with the long-held position on this setback, a flexible zone for articulation is required to ensure a building design can be delivered which responds to both the street and side boundary. Providing a total setback zone of 6m, but allowing for an articulation zone, ensures that the intent of the control is achieved, while allowing for visual interest and definition along this façade.</p>
<b>Part 2.8 - Control C (6m dimension)</b>	<p>Allow for deep soil zones in accordance with Figure 6. The deep soil zone must have a minimum dimension of 6m in any direction, except for the street corner where street setback is 4.5m.</p>	<p><del>Allow for deep soil zones in accordance with Figure 6. The deep soil zone must have a minimum dimension of 6m in any direction, except for the street corner where street setback is 4.5m</del></p> <p><b>A minimum 15% of the site area is to be a deep soil zone.</b></p>	<p>As above, the deletion of this control is required as matters relating to deep soil are addressed in the Seniors SEPP.</p>
<b>Part 2.8 – Control H (Arborist Report)</b>	<p>An arborist report prepared by a qualified consultant is to be submitted with any Development Application to assess the impact on existing vegetation and to provide advice regarding tree protection zones, tree retention and removal.</p>	<p><del>An arborist report prepared by a qualified consultant is to be submitted with any Development Application to assess the impact on existing vegetation and to provide advice regarding tree protection zones, tree retention and removal.</del></p>	<p>The deletion of this control is required as the Reference Scheme has not been able to analyse in detail such a requirement. This matter is a detailed DA issue which is best resolved at the DA stage, and such a control is overly prescriptive at this stage of the project.</p> <p>The requirement for an Arborist Report is stipulated elsewhere within the Ryde DCP 2014, therefore it is unnecessary to provide a further site-specific control.</p>

## Summary

RELC maintain that the Planning Proposal, in seeking to allow the delivery of seniors housing in this accessible location, will provide significant benefit to the local community and future residents. The opportunities that arise from developing seniors housing in conjunction with the community club allow for a unique and attractive seniors housing option to ageing residents which can effectively utilise services, facilities and social connections available within RELC. The site is also highly appropriate for development of this nature, being close to the established West Ryde Town Centre with its services and amenities, public transport connections and Ryde Hospital.

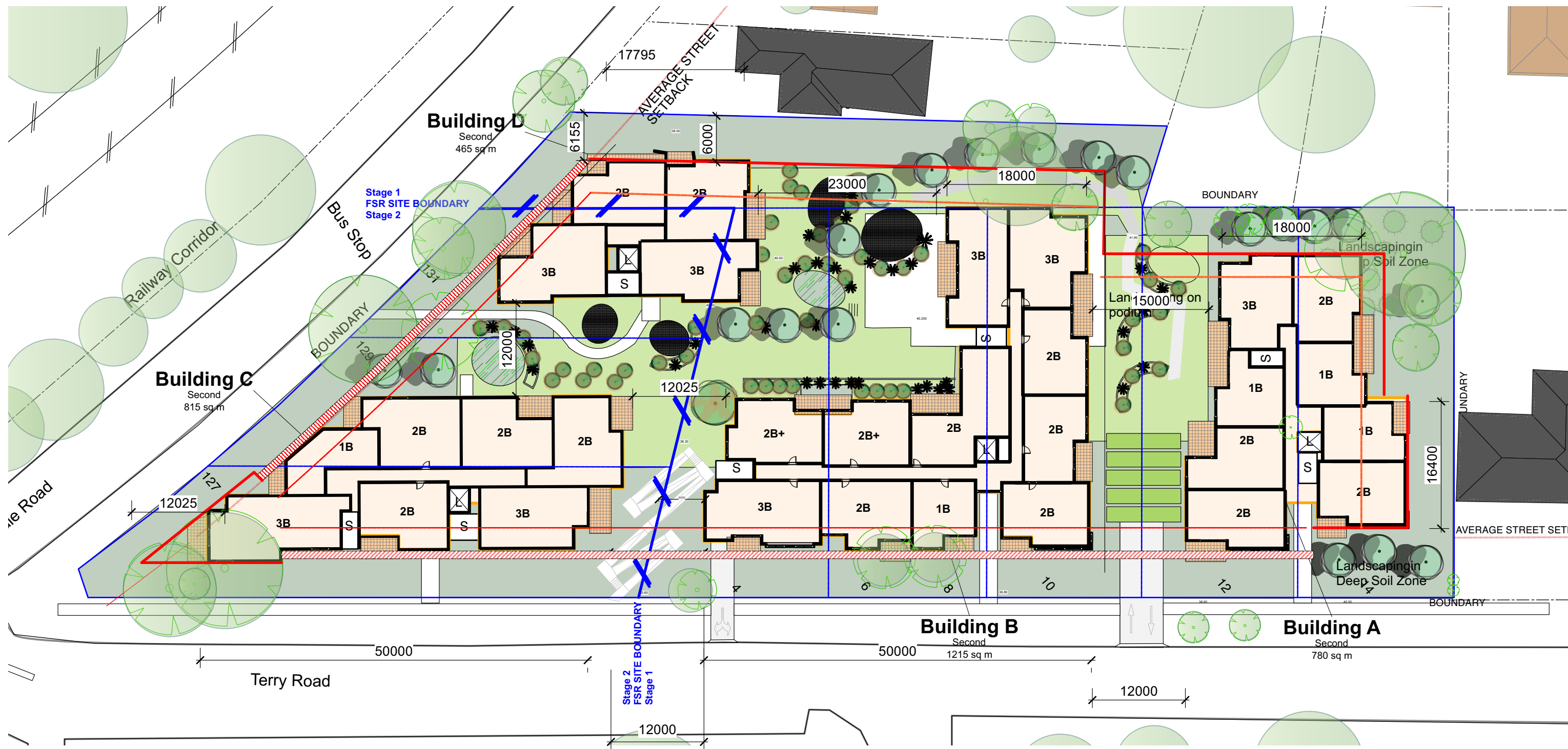
In order to fully realise this vision for the site and for RELC, we respectfully ask that DPIE recognise the benefits of collaboration and consider these minor clarifications and updates to the proposed amendments of the Ryde LEP 2014 and Ryde DCP 2014. DPIE may also consider possible amendments to the draft Housing SEPP which is currently under exhibition, particularly in relation to controls applying only to R2 zoned land. These amendments will ensure a set of controls is agreed which are workable and enable the future redevelopment of the site through a streamlined DA process which benefits the Proponent, Council, and the community.

Yours sincerely,

**Justin Tse**  
*Urbanist*

**Brendan Hoskins**  
*Associate Director*

## Appendix A. Refined Reference Scheme



Site Area - Total	FSR Stage 1			FSR Stage 2			Total	
	Building A	Building B	Building D -St1	SubTotal	Building C	Building D- St2	SubTotal	
		550 sq m		<b>550 sq m</b>	270 sq m		<b>270 sq m</b>	<b>820 sq m</b>
<b>Street/Basement</b>								<b>820 sq m</b>
<b>Ground/Podium</b>	460 sq m	1195 sq m	160 sq m	<b>1815 sq m</b>	815 sq m	305 sq m	<b>1120 sq m</b>	<b>2935 sq m</b>
<b>Flrst</b>	780 sq m	1215 sq m	160 sq m	<b>2155 sq m</b>	815 sq m	305 sq m	<b>1120 sq m</b>	<b>3275 sq m</b>
<b>Second</b>	570 sq m	1120 sq m	45 sq m	<b>1735 sq m</b>	815 sq m	270 sq m	<b>1085 sq m</b>	<b>2820 sq m</b>
<b>Third</b>				<b>0 sq m</b>	610 sq m		<b>610 sq m</b>	<b>610 sq m</b>
<b>Total</b>	1810 sq m	4080 sq m	365 sq m	<b>6255 sq m</b>	3325 sq m	880 sq m	<b>4205 sq m</b>	<b>10460 sq m</b>
<b>FSR per Stage</b>				<b>1.06 : 1</b>			<b>1.57 : 1</b>	<b>1.22 : 1</b>

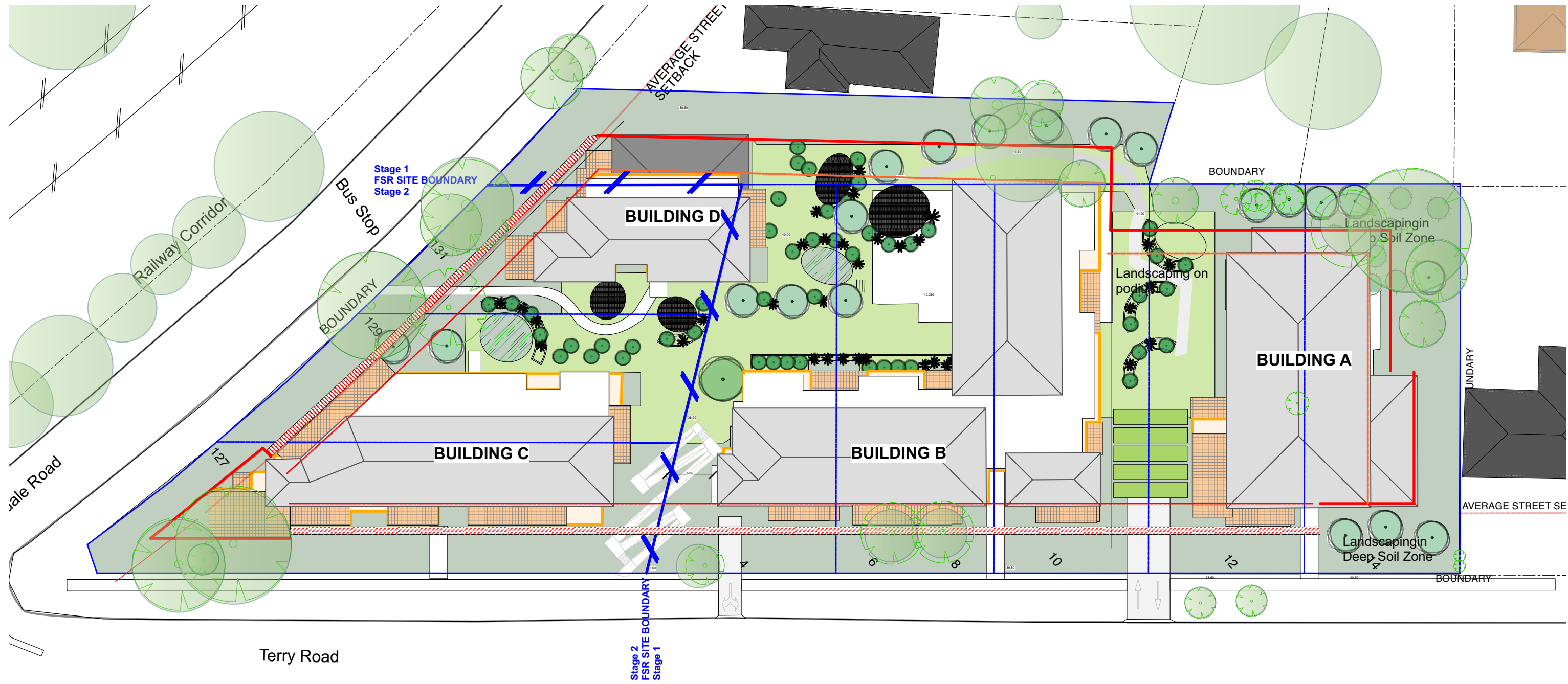
Building D split between part of footprint each side of FSR zoning line.

### LEGEND

- Boundary - Primary
  - - - - - Boundary - Internal
  - // // // Boundary - FSR Zoning
  - Set back - Primary
  - - - - - Set back - Secondary (Top floor)
  - ||||| Set back - Articulation
  - Landscape over podium
  - Landscape over natural ground
- Landscape zones are mixed hardspace and planting

**Note: All layouts indicative**





	FSR Stage 1				FSR Stage 2			Total
Site Area - Total				5926 sq m			2670 sq m	8596 sq m
	Building A	Building B	Building D -St1	<b>SubTotal</b>	Building C	Building D- St2	<b>SubTotal</b>	<b>Site</b>
Street/Basement		550 sq m		<b>550 sq m</b>	270 sq m		<b>270 sq m</b>	<b>820 sq m</b>
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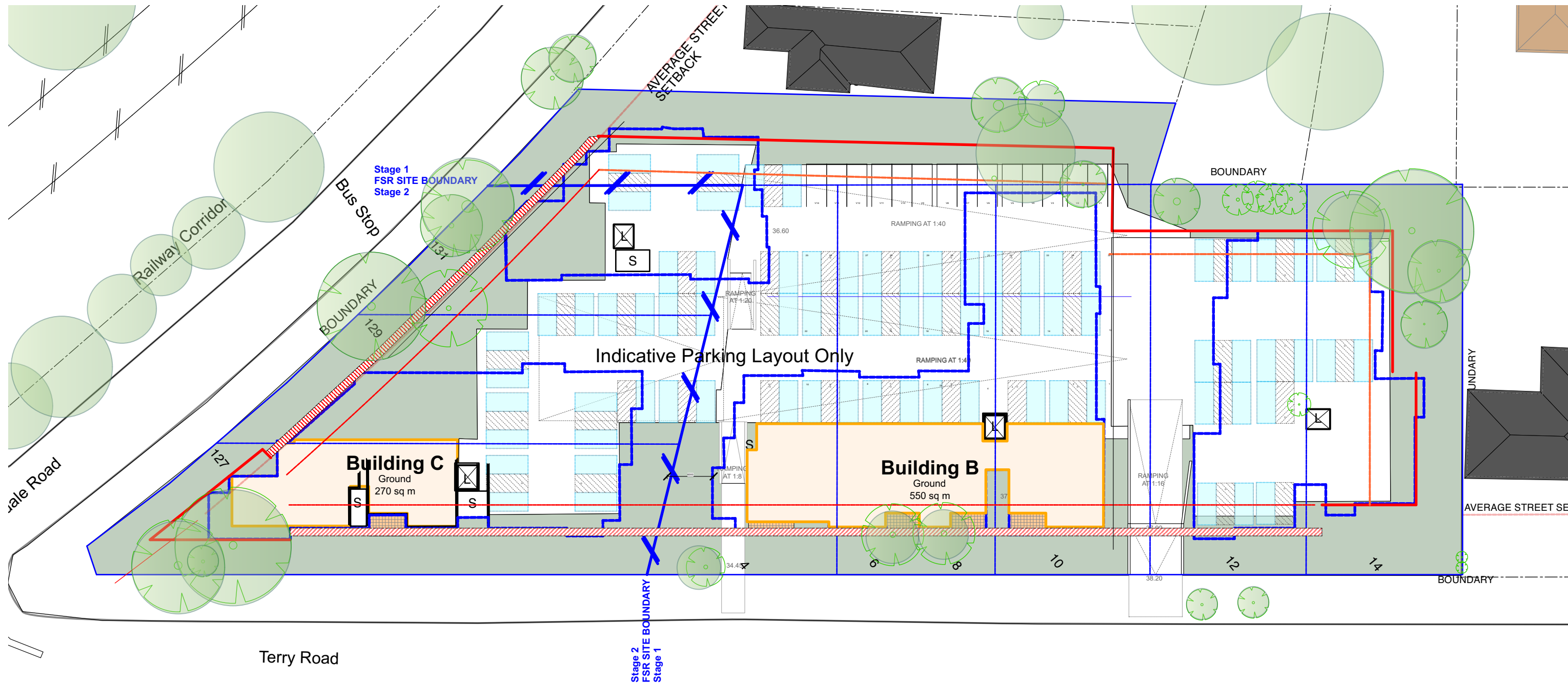
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<b>FSR per Stage</b>				<b>1.06 : 1</b>			<b>1.57 : 1</b>	<b>1.22 : 1</b>

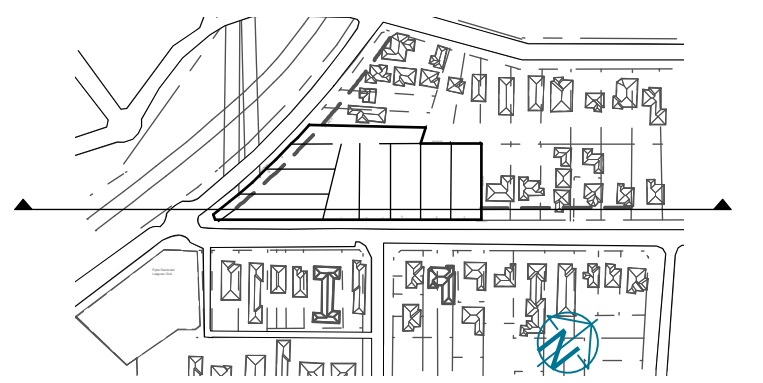
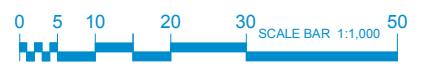
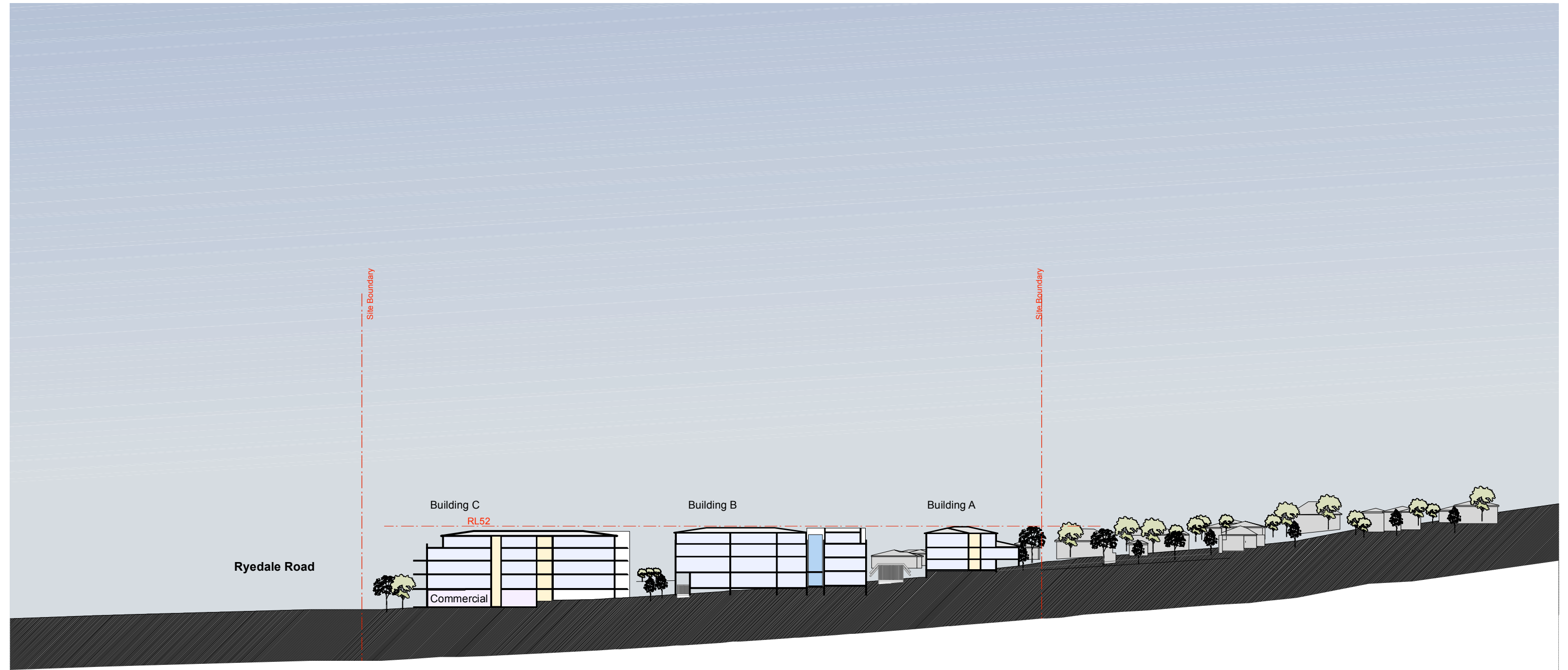
Building D split between part of footprint each side of FSR zoning line.

### LEGEND

- Boundary - Primary
  - - - - - Boundary - Internal
  - / / / / / Boundary - FSR Zoning
  - Set back - Primary
  - - - - - Set back - Secondary (Top floor)
  - ||||| Set back - Articulation
  - Landscape over podium
  - Landscape over natural ground
- Landscape zones are mixed hardspace and planting

**Note: All layouts indicative**





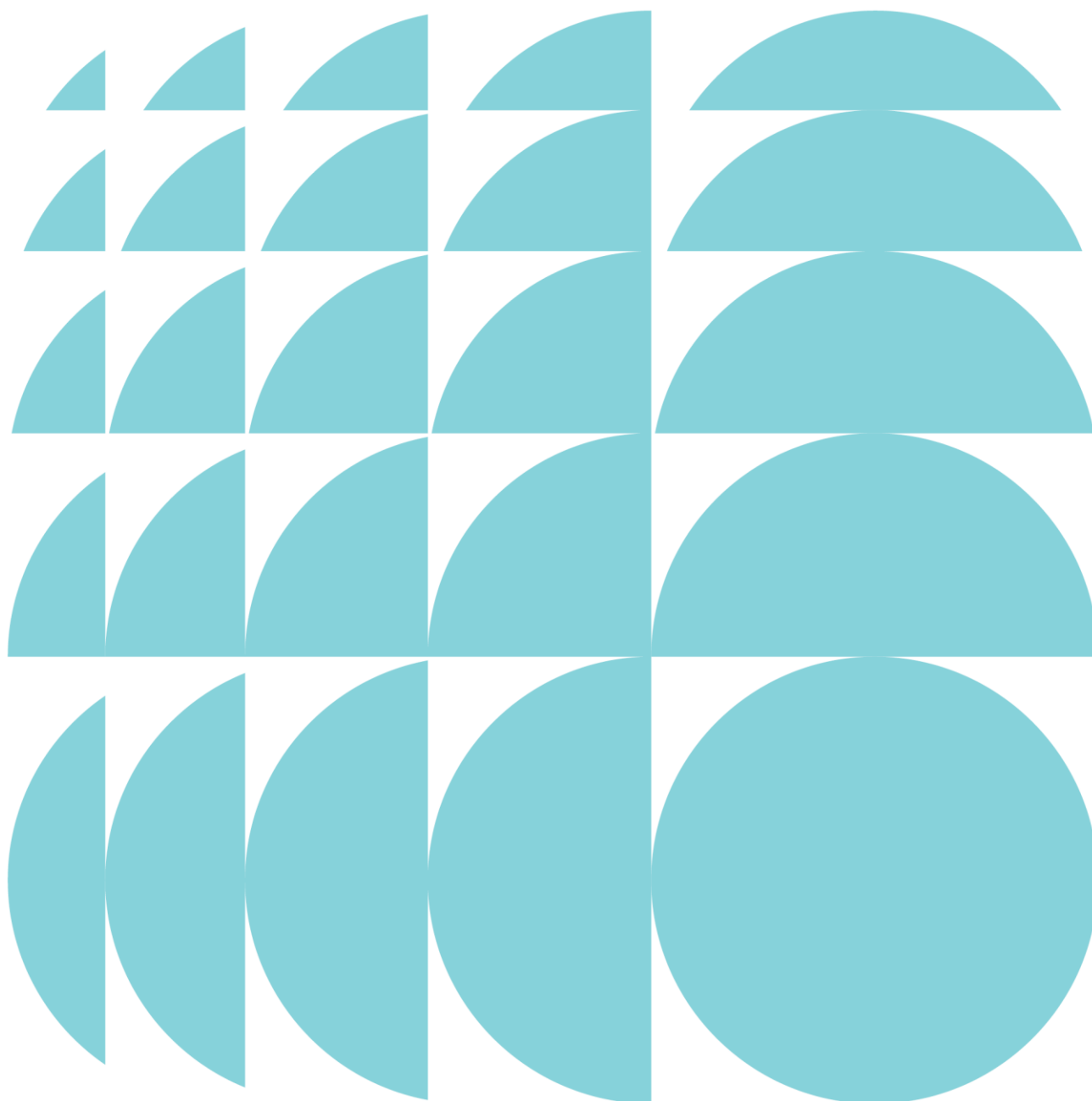


## Appendix B. Consultation Outcomes Report

4-14 Terry Road & 127-133 Ryedale Road  
Denistone  
Proposal to amend Ryde Local Environmental  
Plan 2014

Submitted to City of Ryde Council  
On Behalf of Ryde Eastwood Leagues Club

September 2021 | 2210117



*Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.*

*We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.*

*We pay our respects to their Elders past, present and emerging.*

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## 1.0 Executive Summary

This Consultation Outcomes Summary has been prepared by Ethos Urban on behalf of Ryde Eastwood Leagues Club (RELC) to outline the communications and stakeholder engagement undertaken and feedback received during the Planning Proposal Public Exhibition period.

While undertaking community engagement during the Public Exhibition of a Planning Proposal is not strictly a statutory requirement, RELC is committed to consultation and developing good relationships with its neighbours and the local community throughout the various stages of this development.

The purpose of this consultation process was to ensure that the local community were informed about the intention of RELC to redevelop the site and had an opportunity to provide feedback on the Planning Proposal. Of particular interest was a greater understanding of what is important to the neighbours and local community to inform the detailed design that will be prepared in a subsequent Development Application.

The engagement undertaken during the Planning Proposal phase represents the beginning of an extensive community consultation program which is planned to be ongoing during the subsequent Development Application stage and throughout the delivery and operation of the project.

A proactive and targeted approach to the communications and stakeholder engagement was undertaken. In delivering this approach, the engagement was designed to be:

- Accessible.
- Timely.
- Respectful, genuine and constructive.
- Collaborative.
- Informative.

Two community webinar events for surrounding neighbours and Club members were held online in order to comply with existing COVID19 restrictions on:

- Tuesday 7th September 2021 from 1:30pm-3:00pm; and
- Wednesday 8th September 2021 from 6:00pm-7:30pm.

Feedback received during these webinars included questions and comments on the following matters:

- Traffic and parking impacts.
- Proposed height.
- Pedestrian access.

Throughout this process, RELC, Ethos Urban and the consultant team have worked closely with the local community to ensure that those interested in the redevelopment of the site have had the opportunity to find out more information or provide feedback prior to the lodgement of the Planning Proposal.

## 2.0 Introduction

### 2.1 Background

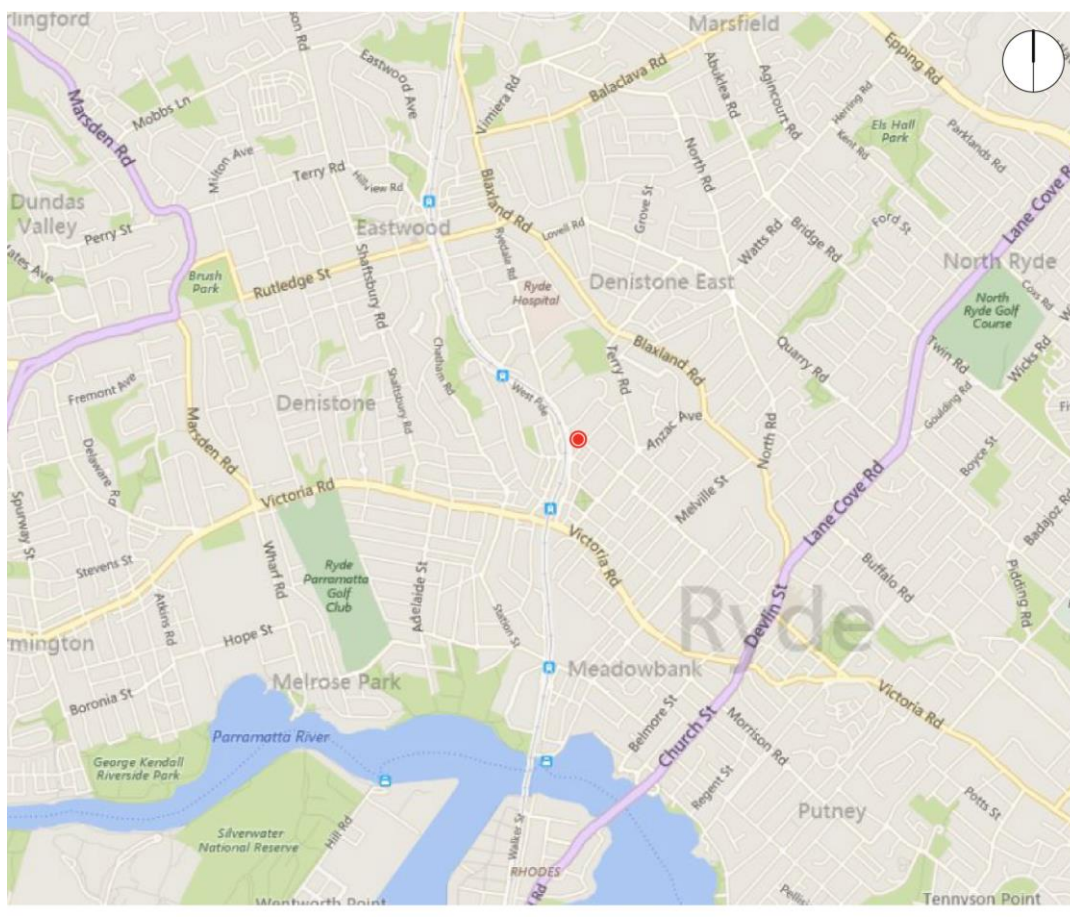
The subject site occupies ten separate lots on the corner of land at Ryedale and Terry Road in Denistone. The site borders the West Ryde Town Centre and is located only 450 metres walk from West Ryde Railway Station. At 8,596m<sup>2</sup> in total land area, the site is of a scale that lends itself to a reconsideration of the applicable planning controls in order to deliver the best possible outcome and to leverage the site’s highly accessible location.

RELC has purchased the subject site, with the exception of 129 Ryedale Road, Denistone, over a period of time, with the intent of developing a seniors housing development on site. Seniors housing is considered to have direct synergies with RELC, with the club offering numerous community services on-site.

Therefore, this Planning Proposal presents a unique opportunity to contribute to the evolution of the West Ryde Town Centre through the provision of Seniors Housing in a highly accessible and well serviced location.

### 2.2 Site Location and Context

The site is located on the corner of Terry Road and Ryedale Road, Denistone. It is situated approximately 15km to the north-west of the Sydney Central Business District (CBD), 3km to the north-west of Ryde Town Centre and 450 metres from West Ryde Station. It is located within the City of Ryde Local Government Area (LGA) (refer to **Figure 1**).



Legend  
 The site

**Figure 1 – Site Context Map**

Source: Google Maps & Ethos Urban

The site is located on the northern side of Terry Road, the eastern side of Ryedale Road and is directly situated opposite the T9 Northern railway line. The site is situated just outside the West Ryde Town Centre on its northern periphery of the.

An aerial image outlining the site location is provided in **Figure 2**.



**Figure 2 – Aerial Image**

Source: Nearmap, July 2017

### 2.3 Site Description

The site consists of ten (10) allotments at the corner of Terry Road and Ryedale Road, Denistone. These lots are predominantly owned by Ryde-Eastwood Leagues Club, with the exception of 129 Ryedale Road (Lot 2 DP 9350). See **Table 1** for legal allotments and addresses.

The allotments have a combined area of 8,596m<sup>2</sup> with a frontage of 88 metres to Ryedale Road to the south-west and 175 metres to Terry Road to the east. The site has a cross fall of approximately 15 metres with a high point of around RL 45 on the north-east corner of the site and RL 30.5 on the corner of Terry and Ryedale Road.

The site is currently occupied by low density residential development and ancillary structures. The site benefits from multiple points of access to both Terry Road and Ryedale Road.

### 3.0 Engagement Process

Community engagement plays a fundamental role in the civic empowerment of communities, being an important mechanism for environmental management, liveability, and social cohesion. In the current environment of COVID-19, traditional engagement tactics and techniques have had to adapt to continue supporting project outcomes whilst complying with government direction on physical distancing and health protection. The engagement undertaken to date has demonstrated the need for correct and consistent communication of key messages and facts using the appropriate tools and activities in order to generate useful feedback and determine actionable insights.

#### 3.1 Club member newsletters

RELC published information about the Planning Proposal and information on how to join the webinar via the club newsletters. An electronic newsletter was distributed to club members on 25 August 2021. A copy of this newsletter can be seen in figure 4.

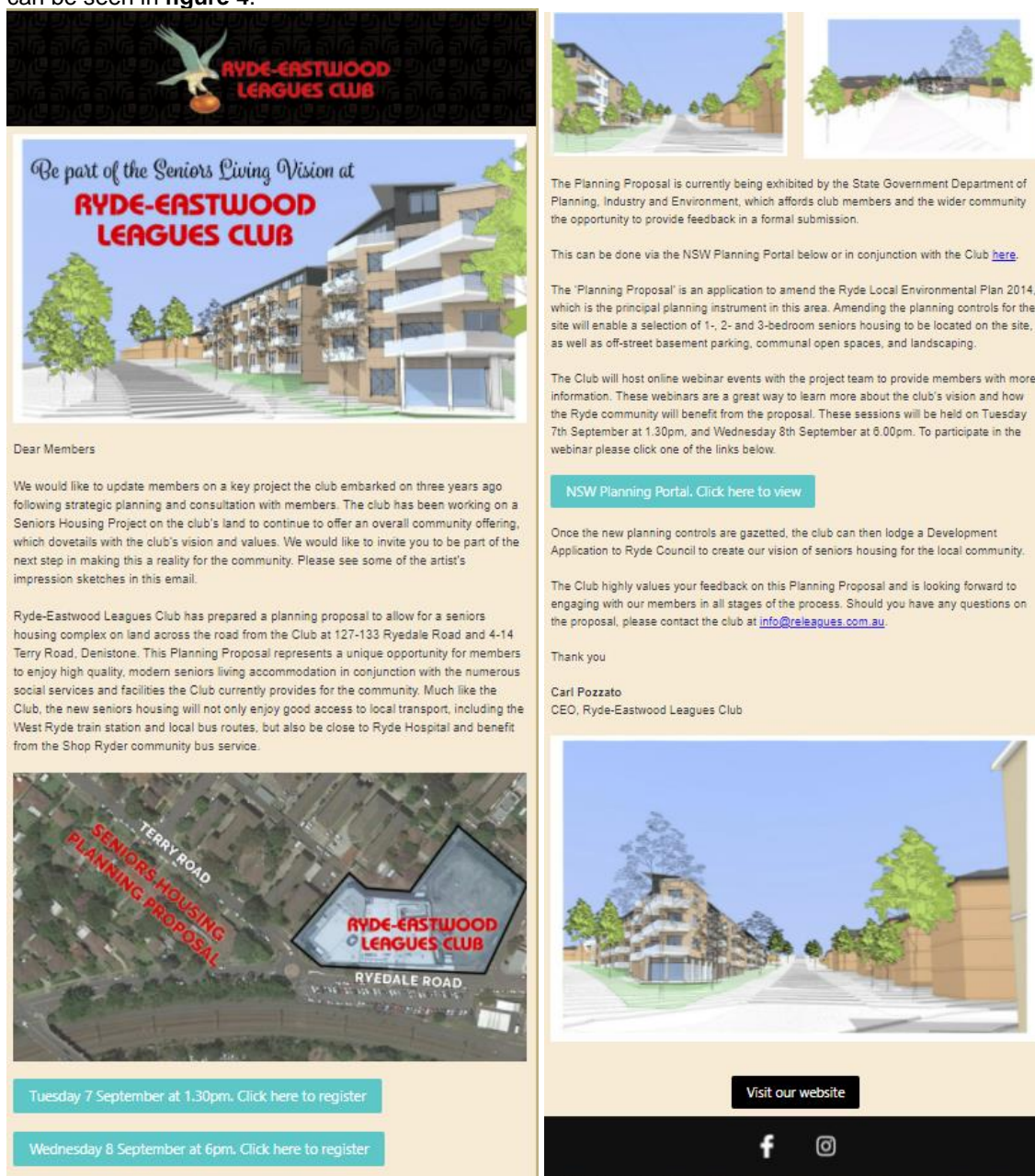


Figure 4 E-newsletter advertisement



### 3.2 Website Advertisement

The webinar was also published on the RELC website with further information about the project, details of how to register for a community webinar and information on how to prepare a Submission during Public Exhibition. **Figure 5** below provides a copy of the content.

**RYDE-EASTWOOD LEAGUES CLUB**

Be part of the Seniors Living Vision at  
**RYDE-EASTWOOD LEAGUES CLUB**

Dear Members

We would like to update members on a key project the club embarked on three years ago following strategic planning and consultation with members. The club has been working on a Seniors Housing Project on the club's land to continue to offer an overall community offering, which dovetails with the club's vision and values. We would like to invite you to be part of the next step in making this a reality for the community. Please see some of the artist's impression sketches in this email.

Ryde-Eastwood Leagues Club has prepared a planning proposal to allow for a seniors housing complex on land across the road from the Club at 127-133 Ryedale Road and 4-14 Terry Road, Denistone. This Planning Proposal represents a unique opportunity for members to enjoy high quality, modern seniors living accommodation in conjunction with the numerous social services and facilities the Club currently provides for the community. Much like the Club, the new seniors housing will not only enjoy good access to local transport, including the West Ryde train station and local bus routes, but also be close to Ryde Hospital and benefit from the Shop Ryder community bus service.

Tuesday 7 September at 1.30pm. [Click here to register](#)

Wednesday 8 September at 6pm. [Click here to register](#)

The Planning Proposal is currently being exhibited by the State Government Department of Planning, Industry and Environment, which affords club members and the wider community the opportunity to provide feedback in a formal submission.

This can be done via the NSW Planning Portal below or in conjunction with the Club [here](#).

The 'Planning Proposal' is an application to amend the Ryde Local Environmental Plan 2014, which is the principal planning instrument in this area. Amending the planning controls for the site will enable a selection of 1-, 2- and 3-bedroom seniors housing to be located on the site, as well as off-street basement parking, communal open spaces, and landscaping.

The Club will host online webinar events with the project team to provide members with more information. These webinars are a great way to learn more about the club's vision and how the Ryde community will benefit from the proposal. These sessions will be held on Tuesday 7th September at 1.30pm, and Wednesday 8th September at 6.00pm. To participate in the webinar please click one of the links below.

[NSW Planning Portal. Click here to view](#)

Once the new planning controls are gazetted, the club can then lodge a Development Application to Ryde Council to create our vision of seniors housing for the local community.

The Club highly values your feedback on this Planning Proposal and is looking forward to engaging with our members in all stages of the process. Should you have any questions on the proposal, please contact the club at [info@relaagues.com.au](mailto:info@relaagues.com.au).

Thank you

Carl Pozzato  
CEO, Ryde-Eastwood Leagues Club

[Visit our website](#)

[f](#) [@](#)

Figure 5 Website advertisement

### 3.3 Project email

A project email address was managed by the RELC to provide residents and other interested stakeholders with a channel to ask questions and provide feedback both before and after the information session. The contact details were published on all communications collateral.

The project contact details are as follows:

[info@releagues.com.au](mailto:info@releagues.com.au)

### 3.4 Community information Webinars

Two Community Information Webinars were held via Zoom videoconferencing in the absence of face-to-face engagement due to COVID-19 on the following dates:

- Tuesday 7th September 2021 from 1:30pm-3:00pm; and
- Wednesday 8th September 2021 from 6:00pm-7:30pm.

Across the two webinars, there was a total of 32 participants who joined to ask questions of the project team and leave feedback and/or comment on the proposal. Participants were a mixture of club members and local residents.

Members of the project team from RELC, Pier Property Corporation (PPC), Turner Hughes Architects and Ethos Urban (Planning and Engagement) were present online to discuss the proposal and answer any questions.

The 1.5 hour webinars comprised of a presentation of the project background, the proposal, the planning pathway, and consultation opportunities before opening for a facilitated question and answer (Q&A) session.

Attendees were also encouraged to utilise the Q&A function to submit questions to the panel and the chat function was a useful mechanism for attendees to provide feedback. It was also monitored by the project team for additional queries that came through and shared with the facilitator.

## 4.0 Summary of Feedback

Common questions and key areas of interest from attendees included:

- Planning pathway
- Noise and construction impact
- Design and privacy
- Traffic and parking impacts
- Pedestrian access

Specific comments and the response provided to these is outlined in the table below.

Theme	Comments	Project team response
Design	Question as to the height of the buildings	The proposed maximum building height will be RL52 (or a maximum of 19.5m at the corner of Ryedale and Terry Road) or approximately 2-5 storeys across the site
	Question as to whether the proposed height is appropriate with the local character	The proposal adopts heights which are similar to the residential flat buildings located to the eastern frontage of Terry Road and the Ryde Eastwood Leagues Club building. The height plane control allows for the height and scale of development to transition to the low density residential to the north of the site along Terry Road and for the development to follow the existing topography of the land.

Theme	Comments	Project team response
Project timeline	Question of how surrounding residential privacy will be maintained	The draft Ryde DCP provides detailed built form controls specific to the site which seek to maintain residential amenity and privacy in the design of the future development. The draft DCP includes a section relating to building setbacks which confirm numerical setbacks, building presentation and landscape treatments to be provided in the setback areas adjoining neighbouring properties. Furthermore, visual and acoustic privacy controls are included which provide requirements for fencing, screening, and planting to reduce overlooking to private outdoor areas and living rooms of adjoining residential properties. These factors will also be accounted for in the internal design of future buildings.
	Question as to staging of Stage 1 and Stage 2 works	Stage 1 works will commence shortly after planning approval is received. Stage 1 does not include 129 Ryedale Road which is under separate private ownership. Exact timing for stage 2 works is yet to be confirmed.
Building use	Questions as to what criteria needs to be met for Seniors Housing	Seniors Housing is legislated under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP). Residents must be above 55 years in age. It is noted that a proposed change is being exhibited to increase this to 60 years of age.  A number of requirements are to be met in the development of seniors housing as contained in the Seniors SEPP which will be further considered at Development Application stage. These include site and locational requirements contained in Clause 4 and Clause 26 (specifically access to transport and essential retail and services) and other detailed design requirements ensuring the amenity of the proposal and its surrounds.
Proposal merit	A concern raised that this side of the suburb is green and fairly low density. The approval of this height may lead to a change in the area in that it opens the door to other properties seeking similar increased using this as the precedent.	This Planning Proposal provides a height control which responds to site topography that allows for taller buildings to be located in lower lying areas to ensure the built form along Terry Road is responsive to lower density development and the existing local character to the north. The proposal is also in keeping with the surrounding building heights along Ryedale Rd and the West Ryde town centre.  The proposal also adopts ample and varied side and rear building setbacks to surrounding sites and building separation between built form within the site. This allows for opportunities for planting of mature trees and landscaping but also reduces the appearance of building bulk. This not only reflects the natural characteristics on the existing site but allows landscaping to screen built form when viewed from surrounding sites.
Traffic and access	Question as to whether the 2017 Traffic Report is still valid for this Planning Proposal	The current Traffic Study has been submitted as part of this Planning Proposal, noting that a revised detailed Traffic Study is to be undertaken when the subsequent Development Application is lodged.
	Question on how pedestrian access will be provided and connected to and from the club. Suggestions of providing crossings and traffic lights	Pedestrian access into the site will be improved through the provision of new paving and entrances. The need for any improved access between the site and the RELC will be further investigated during the Development Application phase.

Theme	Comments	Project team response
<b>Construction impacts</b>	Questions on the impact of increased residents and visitors on surrounding streets	The current Traffic Study has found that there will be acceptable impacts of traffic generation with minor increases to associated vehicle movements given Seniors Housing is a low intensity use.
	Questions on whether parking meters and traffic lights will be included as part of the development	No changes to existing parking arrangement are proposed in the Planning Proposal.
	Question on how noise and disturbance to residents will be managed during construction	A Construction and Noise Management Plan will be prepared as part of a subsequent Development Application to ensure any impacts are mitigated as effectively as possible.
<b>Sales and operating model</b>	Questions on how and when will the units be sold	RELC will be responsible for selling the units, however no date is confirmed as to when this might commence.
	Questions on who will own / manage the units?	RELC will sell the units to Seniors and provide ongoing management services.
<b>Community consultation</b>	Questions on what existing and future engagement has / will be undertaken with neighbours	RELC has consulted with direct neighbours over a number of years to date. The community engagement undertaken as part of the Planning Proposal process represents the first opportunity for wider community consultation. Other opportunities to consult directly with RELC and Council will also be provided during the Development Application phase where detailed design of the development is undertaken. This will ensure the community is kept informed and has ample opportunity to provide feedback.

## 5.0 Conclusion

This consultation outcomes report provides a succinct overview of the communications and stakeholder engagement activities Ethos Urban undertook during the Public Exhibition period of the Planning Proposal and draft site-specific DCP for 4-14 Terry Road and 127-133 Ryedale Road, Denistone, with a specific focus on the local residents and community groups.

RELC, Ethos Urban and the project team have implemented a strategy to inform local residents, landowners and Club members about the planned redevelopment of the site and seek their feedback. This has not only ensured that the local community understand what is being proposed, but has also provided an important mechanism to gather feedback on the Planning Proposal and draft site-specific DCP.

RELC, Ethos Urban and the project team will continue to provide opportunities for local residents, landowners, Club members and key stakeholders to make enquiries and provide feedback as the project progresses.