

Christina Brooks

From: Paul Bu <PaulBu@ryde.nsw.gov.au>
Sent: Monday, 22 November 2021 5:06 PM
To: Christina Brooks
Cc: Naomi L'Oste-Brown
Subject: HPE CM: RE: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Hi Christina,

Thank you for the opportunity for the City of Ryde to review the exhibited Planning Proposal and the refined scheme submitted by the Ryde-Eastwood Leagues Club. Council's comments are as follows:

Exhibited Planning Proposal

In principle, City of Ryde is supportive of the proposed amendments to the Ryde LEP 2014 in relation to the additional permitted uses, the height of buildings and the overall floor space ratio(FSR). Council also supports the split of FSR across Stages 1 and 2 of the development.

Exhibited concept scheme

Our remaining concerns on the exhibited concept plan are design issues, which will require further refinements to the proposal at the Development Application stage. The issues are:

1. Inadequate setback/separation to the adjoining property at No.135 Ryedale Road
2. Visual impact of the vehicle access on Terry Road.

These issues have been raised on pages 5 and 6 in City of Ryde's previous submission dated 10 August 2020 (refer to Attachment E of PP-2021-115 on the Planning Portal).

Refined concept scheme

The submission made by Ethos Urban on behalf of the Ryde-Eastwood Leagues Club includes a refined scheme in Appendix A, which takes into account the detailed provisions of the proposed site-specific DCP. Compared to the exhibited scheme, the key difference in the refined scheme is that, at Stage 2, the built form will be split into two buildings with 12m building separation in between, instead of providing one large building serviced by a single core with long common corridors. The refined scheme has also made adjustments to building dimensions, separation and setbacks in some locations.

City of Ryde supports the following changes in the refined scheme:

- The distribution of floor space over two smaller building forms at Stage 2,
- Breaking up the building mass that fronts Ryedale Road, providing better scale transition to the dwelling houses to the north,
- Creating visual relief and allowing views and access into the central landscaped courtyard from Ryedale Road,
- Improving the amenity to the future occupants by creating more numbers of corner units, views to landscaped space and reducing the number of units sharing a lift per floor, and
- Setbacks and building separation are generally acceptable and consistent with Council's UDRP recommendations, except for the side setback to No.135 Ryedale Road (discussed below).

City of Ryde has concerns about the refined scheme as follows. I will give you a call tomorrow morning to walk you through the issues.

- The overall FSR is estimated to be 1.22:1, exceeding the permitted floor space ratio by approximately 172sqm (similar to two 2-bed units).
- Primary vehicle access to basement car park is still not encapsulated within the building form, which does not meet the objective of the Draft site-specific DCP. This issue has been raised previously on the exhibited scheme. To address this issue, it is expected that a small reduction of the GFA would be required.

- Balconies directly look across the site boundary and borrow amenity from No.135 Ryedale Rd; however, this does not concern any GFA and is resolvable at the DA stage. Should these balconies be deleted, it should address Council's concern on the setback/separation to No.135 Ryedale Road.

In conclusion, City of Ryde does not have any objection to the exhibited Planning Proposal. The refined scheme provides an improved design outcome and city of Ryde expects the remaining design issues to be resolved by the Applicant at the DA stage. However, Council retains some concerns around the refined scheme provided with the revised planning proposal and requests that these concerns be addressed in the Department's finalisation report. Please do not hesitate to contact us should you wish to discuss the above. Thanks.

Regards,

Paul Bu

Urban Designer/Strategic Planner

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From: Christina Brooks <Christina.Brooks@planning.nsw.gov.au>

Sent: Monday, 22 November 2021 9:27 AM

To: Paul Bu <PaulBu@ryde.nsw.gov.au>

Cc: Naomi L'Oste-Brown <NaomiL@ryde.nsw.gov.au>

Subject: RE: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Hi Paul

I hope all is well with you.

Are you able to provide comment on the submissions as a result of the public exhibition for the planning proposal for 127-133 Ryedale Road and 4-14 Terry Road Denistone?

Please let me know a timeframe or if there is any problems.

Regards

Christina

From: Paul Bu <PaulBu@ryde.nsw.gov.au>

Sent: Friday, 22 October 2021 3:23 PM

To: Christina Brooks <Christina.Brooks@planning.nsw.gov.au>

Cc: Naomi L'Oste-Brown <NaomiL@ryde.nsw.gov.au>

Subject: RE: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Thank you for the clarification Christina. Due to staff on leave, we should be able to get back to you with the comments on the exhibited and refined schemes in two to three weeks' time.
Have a good weekend.

Regards,

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From: Christina Brooks <Christina.Brooks@planning.nsw.gov.au>
Sent: Friday, 22 October 2021 3:11 PM
To: Paul Bu <PaulBu@ryde.nsw.gov.au>
Cc: Naomi L'Oste-Brown <NaomiL@ryde.nsw.gov.au>
Subject: RE: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Hi Paul
I am after comments on the exhibited scheme for the panel but if the submission indicates something different then, please make a comment on it, in particular how it differs would be helpful. The meeting for the SNPP has not yet been set. I'll let you know when the date is arranged.
Regards
Christina

From: Paul Bu <PaulBu@ryde.nsw.gov.au>
Sent: Friday, 22 October 2021 3:07 PM
To: Christina Brooks <Christina.Brooks@planning.nsw.gov.au>
Cc: Naomi L'Oste-Brown <NaomiL@ryde.nsw.gov.au>
Subject: RE: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Hi Christina,

We are currently reviewing the submissions for the above Planning Proposal and the associated Draft DCP. We noticed that Submission 2 by the RELC has included a refined reference scheme in Appendix A that shows different site planning for Stage 2. This is a new concept design that we had not seen before the exhibition. Are you after Council's comments specifically on this new scheme to brief the Panel? What is the next meeting date for the SNPP please?

Regards,

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From: Christina Brooks <Christina.Brooks@planning.nsw.gov.au>
Sent: Friday, 8 October 2021 11:23 AM
To: Paul Bu <PaulBu@ryde.nsw.gov.au>
Cc: Naomi L'Oste-Brown <NaomiL@ryde.nsw.gov.au>; Karen Lettice <Karen.Lettice@planning.nsw.gov.au>
Subject: RE: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Hi Paul

Please find attached the submissions that were received during the public exhibition for your comment. Note that some of these submissions may be from the same residents that made a submission to Council. Submission 2 is from the RELC. Council's views on this submission would be of value for the Panel's consideration of the planning proposal. Also note that a request for comment was made to the Dept of Health, however, no response was received.

Regards
Christina

From: Paul Bu <PaulBu@ryde.nsw.gov.au>
Sent: Thursday, 7 October 2021 12:25 PM
To: Christina Brooks <Christina.Brooks@planning.nsw.gov.au>

Cc: Naomi L'Oste-Brown <NaomiL@ryde.nsw.gov.au>

Subject: RE: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Hi Christina,

Thank you for your email. I am reviewing all the submissions regarding the DCP exhibition for our team. Can I get back to you with the submissions next Monday morning if not tomorrow afternoon?

Regards,

Paul Bu

Urban Designer/Strategic Planner

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From: Christina Brooks <Christina.Brooks@planning.nsw.gov.au>

Sent: Thursday, 7 October 2021 12:01 PM

To: Naomi L'Oste-Brown <NaomiL@ryde.nsw.gov.au>

Cc: Karen Lettice <Karen.Lettice@planning.nsw.gov.au>

Subject: Public exhibition - Planning Proposal 127-133 Ryedale Road and 4-14 Terry Road Densitone

Hi Naomi

I hope all is well with you.

Could you please advise me if Council received any public submissions concerning the planning proposal for 127-133 Ryedale Road and 4-14 Terry Road Denistone during the exhibition? If so, could you forward them to me so I can collate them for the applicant to prepare a response for the Sydney North Planning Panel. Submissions will need to be provided with complete details such as address and email. I will redact them prior to sending to the applicant.

Regards

Christina

Christina Brooks

Planning Officer – North District

Place, Design and Public Spaces | Department of Planning, Industry and Environment

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