

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-616 – LDA2025/0048 – 127-133 Rydedale Road, Denistone & 4 Terry Road, Denistone
APPLICANT OWNER	Carl Pozzato Ryde Eastwood Leagues Club
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	General Development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021 Ryde Local Environmental Plan 2014
CIV	\$40,421,579.00 (ex GST)
BRIEFING DATE	28 May 2025

ATTENDEES

APPLICANT	Matthew Di Maggio, Ethan Nguyen, Polly Priday, Ross Sheperd, Michael Wong, Charlotte Warnant, Nichole Hendley, Rick Turner, Peter Smith
PANEL MEMBERS	Peter Debnam, Brian Kirk, Sue Francis
COUNCIL OFFICER(S)	Shannon Butler, Holly Charalambous, Sohail Faridy
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 24 March 2025

DAYS SINCE LODGEMENT: 65 days

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Non-compliance of setback with DCP
- RFI issued 23 May with 21 days to respond
- There is a concurrent stage 1 MOD application (that was court approved). The calculations the Commissioner relied on should be addressed in Council's assessment report.
- The Applicant proposes to consolidate the stage 1 and stage 2 development areas in due course.
- The Panel seek to determine the associated MOD application PPSSNH-637 prior to determination of this DA.

NEXT STEPS

- Tentative determination 20 August 2025.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.