

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-637 – MOD2025/0044 – 133 Rydedale Road & 4-14 Terry Road, Denistone
APPLICANT OWNER	Carl Pozzato Ryde Eastwood Leagues Club
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	S4.56 Modification application
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021 Ryde Local Environmental Plan 2014
CIV	\$0
BRIEFING DATE	2 July 2025

ATTENDEES

APPLICANT	Carl Pozzato, Matthew Di Maggio, Charlotte Warnant, Rick Turner, Ethan Nguyen
PANEL MEMBERS	Peter Debnam, Brian Kirk., Sue Francis
COUNCIL OFFICER(S)	Shannon Butler, Holly Charalambous
CASE MANAGER	Lillian Charlesworth

DA LODGED: 20 May 2025

DAYS SINCE LODGEMENT: 43 days

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:

- RFI issued today with 21 days to respond
- Waste management is a key outstanding issue

NEXT STEPS

- Determination will be scheduled for early August 2025 (i.e. prior to the related stage 2 DA)

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.