

<b>DATE OF DECISION</b>	Tuesday 8 May 2018
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Julie Save Ward, John Roseth, Edwina Clifton, Bernard Purcell
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	<p>Sue Francis declared a conflict of interest has she is currently providing consulting services in the Shepherds Bay the subject of the Part 3A.</p> <p>Bernard Purcell declared a non-pecuniary interest as his wife works for Urbis as the National Manage of Graphic Design. However she does not have any influence or control on planning issue nor does she undertake any urban planning consultation duties for Urbis. Plan Chair accepted that this would not preclude him from participating on the Panel for this application.</p>

### REZONING REVIEW

2018SNH004 – Ryde - RR\_2018\_RYDEC\_001\_00 at 1-5A, 9-11, 13-17, 18-20 & 27 Railway Road, & 50 Constitution Road Meadowbank (AS DESCRIBED IN SCHEDULE 1)

#### Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

### PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
- ☒ not demonstrated strategic merit
- ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

### REASONS FOR THE DECISION






The Panel accepts that the existing B4 zoning of the area around Meadowbank Station has failed to produce mixed development, resulting in purely residential buildings. The Panel also accepts that it would be desirable for this site to be developed for a mixture of residential, commercial and retail uses. However, while the Panel recommends to council that it reviews its B4 zoning in order to produce mixed development, the changes proposed in this planning proposal are not the way to achieve this objective.

The principal reason for the Panel's decision not to support the proposal proceeding to Gateway is that it would result in a development completely out of character (present and desired future) with the Meadowbank Station precinct. The tallest new buildings in the area are below 8 storeys. The centre is designated a local centre. None of this warrants a 27-storey tower, which would be visible from afar and disrupt the ridge line as seen from the foreshore.

The main justification for increased height and density for this site is its proximity to Meadowbank Station. However, the trains are currently overcrowded and, according to the proponent's own submission, additional services would be required to cater for additional passengers. The area is underserved also by other infrastructure, such as roads and open space.

The Panel notes the proponent's submission that the proposed development would not unduly overshadow its neighbours and that the future apartments would receive adequate sunlight. However, with the proposed doubling of the FSR and quadrupling of the height control, the Panel believes that this would be unlikely to be achieved.

The Panel suggests that council and proponent work together to achieve an appropriate solution for this important corner site.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 John Roseth	 Edwina Clifton
 Bernard Purcell	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SNH004 – Ryde - RR_2018_RYDEC_001_00 at 1-5A, 9-11, 13-17, 18-20 & 27 Railway Road, & 50 Constitution Road Meadowbank
2	LEP TO BE AMENDED	Ryde Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	The proposal seeks to increase the permitted building height and floor space ratio.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Rezoning review request documentation</li> <li>Briefing report from Department of Planning and Environment</li> </ul>
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li><b>Site inspection &amp; Briefing meeting with Department of Planning and Environment (DPE):</b> 8 May 2018, 10.00am <ul style="list-style-type: none"> <li><b>Panel members in attendance:</b> Peter Debnam (<b>Chair</b>), John Roseth, Julie Savet Ward, Edwina Clifton, Bernard Purcell</li> <li><b>Department of Planning and Environment (DPE) staff in attendance:</b> Carina Lucchinelli, Kate Hansen</li> </ul> </li> <li><b>Briefing meeting with Proponent:</b> 8 May 2018, 11.35am <ul style="list-style-type: none"> <li><b>Panel members in attendance:</b> Peter Debnam (<b>Chair</b>), John Roseth, Julie Savet Ward, Edwina Clifton, Bernard Purcell</li> <li><b>Department of Planning and Environment (DPE) staff in attendance:</b> Carina Lucchinelli, Kate Hansen</li> <li><b>Proponent representatives in attendance:</b> Murray Donaldson, Mark Curzon, Ken Hollyoak, David Wilcox, Audrey Chee, Fiona Binus, Sarah Reilly, Jay Griffin, John Sassine, Joseph Sassine</li> </ul> </li> <li><b>Briefing meeting with Council:</b> 8 May 2018, 1.00pm <ul style="list-style-type: none"> <li><b>Panel members in attendance:</b> Peter Debnam (<b>Chair</b>), John Roseth, Julie Savet Ward, Edwina Clifton, Bernard Purcell</li> <li><b>Department of Planning and Environment (DPE) staff in attendance:</b> Carina Lucchinelli, Kate Hansen</li> <li><b>Council representatives in attendance:</b> Liz Coad, Harry Muker, Dyalan Govender, David Matthews</li> </ul> </li> </ul>