

DATE OF DECISION	16 September 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton
APOLOGIES	None
DECLARATIONS OF INTEREST	Bernard Purcell declared a conflict of interest having been in discussions with the proponent in his capacity as Councillor.

REZONING REVIEW

2020SNH010 – Ryde – RR_2020_RYDEC_001_00 at 127-133 Ryedale Road and 4-14 Terry Road Denistone (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



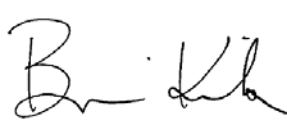

The decision was unanimous.

REASONS FOR THE DECISION

The Panel considered the revised planning proposal submitted to Council on 3 October 2018 which seeks to amend the Ryde Local Environment Plan (LEP) 2014 to include the site in Schedule 1. The Panel concurs the planning proposal should proceed to Gateway with additional permitted uses to include site specific development standards to:

- allow Seniors Housing;
- increase the maximum height of buildings (HOB) up to RL52 (four storeys) as presented in the applicant's Concept Plan; and
- increase the maximum floor space ratio (FSR) to 1.20:1.

Further, the Panel recommends the site specific Development Control Plan be finalised, in a timely manner, and exhibited with the planning proposal.

PANEL MEMBERS	
 Peter Debnam	 Julie Savet Ward
 Brian Kirk	 Edwina Clifton

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2020SNH010 – Ryde – RR_2020_RYDEC_001_00 at 127-133 Ryedale Road and 4-14 Terry Road Denistone
2	LEP TO BE AMENDED	Ryde Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	<p>The proposal request seeks to amend the Ryde Local Environmental Plan 2014 to facilitate the development of seniors housing at 127-133 Ryedale Road and 4-14 Terry Road, Denistone.</p> <p>The planning proposal seeks to introduce a new clause under Part 6 Additional Local Provisions to provide for an increased maximum building height of RL52 and increased maximum floor space ratio of 1.2:1 for the purposes of a seniors housing development.</p> <p>It is also proposed to amend Schedule 1 Additional Permitted Uses to permit ‘seniors housing’ with development consent.</p>
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Applicant presentation • Council presentation • Briefing report from Department of Planning, Industry and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Briefing with Department of Planning, Industry and Environment (DPIE): 16 September 2020 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton ○ DPIE staff in attendance: Christina Brooks, Yolande Miller • Briefing with Council & Proponent: 16 September 2020 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton ○ DPIE staff in attendance: Christina Brooks, Yolande Miller ○ Council representatives in attendance: Lexie MacDonald, Paul Bu, Dyalan Govender ○ Proponent representatives in attendance: James McBride, Scott Egelton, Carl Pozzato • Papers were circulated electronically on 9 September 2020