

DATE OF DETERMINATION	20 December 2021
DATE OF DECISION	15 December 2021
PANEL MEMBERS	Peter Debnam (Chair), Susan Budd, and Brian Kirk
APOLOGIES	Julie Savet Ward
DECLARATIONS OF INTEREST	None

Public meeting held by Public Teleconference on 15 December 2021, opened at 2.30pm and closed at 3.05pm.

Papers circulated electronically on 6 December 2021.

PLANNING PROPOSAL

Ryde - PP-2021-115 - 127-133 Ryedale Road and 4-14 Terry Road, Denistone, the planning proposal relates to the wording of Environmental Planning Instrument provisions. The planning proposal seeks to amend the Ryde Local Environmental Plan 2014 as follows:

- amend *Schedule 1 Additional Permitted Uses* to permit 'seniors housing' with development consent in the R2 Low Density Residential zone;
- amend the Maximum Height of Building (HOB) map to include a maximum building height of RL52 across the site; and
- amend the Floor Space Ratio (FSR) map to include a maximum FSR of 1:1 for Stage 1 (4-14 Terry Road, and part 133 Ryedale Road) and 1.57:1 for Stage 2 (127-131 Ryedale Road and part 133 Ryedale Road. (This is in lieu of a blanket FSR of 1.2:1 across the site. It is noted that the proposed split FSR achieves an overall FSR of 1.2:1 when combined) (AS DESCRIBED IN SCHEDULE 1).

PANEL CONSIDERATION AND DECISION

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

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be finalised and recommends the FSR reflect the exhibited Concept Scheme in the final planning controls applied to the site as follows:

- The Stage 1 FSR is retained at 1:1 (127-131 and part 133 Ryedale Road);
- The Stage 2 FSR reflect the exhibited concept scheme and Council's draft DCP at 1.57:1 (4-14 Terry Road and part 133 Ryedale Road); and
- The Stage 1 and Stage 2 land allocations remain as exhibited.

The Panel also notes future development of the site must consider:

- State Environmental Planning Policy (Housing) 2021 especially in relation to gradients, built form and design principles;
- Refinement of the draft DCP to be compliant with the Housing SEPP; and
- Stage 1 development must address potential site isolation and amenity of neighbouring properties.


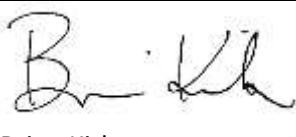

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel noted that in principle Council was supportive of the proposed amendments in terms of permitted uses, height of buildings, overall FSR and the split of FSR across Stages 1 and 2.

The Panel concurred with the Department that the Proponent had generally addressed all key concerns raised in the submissions however agreed the FSR should reflect the exhibited Concept Scheme in the final planning controls applied to the site.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Susan Budd	

SCHEDULE 1

1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	Ryde - PP-2021-115 - 127-133 Ryedale Road and 4-14 Terry Road, Denistone.
2	LEP TO BE AMENDED	Ryde Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	<p>Planning proposal to amend the Ryde Local Environmental Plan 2014. The planning proposal relates to the wording of Environmental Planning Instrument provisions. The planning proposal seeks to:</p> <ul style="list-style-type: none"> - amend <i>Schedule 1 Additional Permitted Uses</i> to permit 'seniors housing' with development consent; - amend the Maximum Height of Building (HOB) map to include a maximum building height of RL52 across the site; and - amend the Floor Space Ratio (FSR) map to include a maximum FSR of 1:1 in Stage 1 and 1.57:1 for Stage 2. (This is in lieu of a blanket FSR of 1.2:1 across the site. It is noted that the proposed split FSR achieves an overall FSR of 1.2:1 when combined.)
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Submissions report: December 2021 • Written submissions during public exhibition: 13 • Verbal submissions at the public panel meeting: <ul style="list-style-type: none"> ○ Paul Treacy ○ Natasha Menezes ○ Phil Greenwood ○ On behalf of the applicant – Brendan Hoskins. • Total number of unique submissions received by way of objection: 12
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 15 December 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Susan Budd and Brian Kirk ○ <u>Council assessment staff</u>: Karen Lettice, Christina Brooks and Brendan Metcalfe • Site inspection: Panel members visited the site individually on different days due to Covid-19 precautions.