

Date of Determination	9 June 2022
Panel Members	Alison McCabe (Chair) Jennifer Bautovich (Independent Expert) Susan Hobley (Independent Expert) Antonio Panzarino (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Papers circulated electronically on 2 June 2022.

MATTER CONSIDERED

Planning Proposal to rezone the current site (Lot 1 DP 1274125) known as 22 Winbourne Street, West Ryde, previously occupied by Marsden High School, from SP2 (Educational Establishment) to Part RE1 Public Recreation and Part C2 Environmental Conservation. No other changes are proposed to the planning controls.

PANEL CONSIDERATIONS AND ADVICE

The Panel considered the matters listed at item 6 the material listed at item 7, and the material presented at meetings and briefings listed at item 8 in Schedule 1.

The Panel advises that it supports the Planning Proposal being submitted for Gateway Determination under 3.34 of the *Environmental Planning and Assessment Act 1979* subject to the following matters being addressed:

- (a) Preparation of a site specific DCP that identifies the important elements of the site – specifically:
 - (i) trees to be retained and biodiversity linkages;
 - (ii) traffic management and upgrades required;
 - (iii) setbacks and /or treatment to residential interfaces; and
 - (iv) streetscape controls i.e., setback and vegetation retention.

The advice was unanimous.

OBJECTIVES OUTLINED IN COUNCIL'S REPORT





The Panel supports the change in zoning. However, the Concept Plans are not endorsed.

The Panel considers that while the appropriateness of the future use for a netball facility will be considered as a future DA – the intensity of the use proposed is questioned.

The Panel considers that the important elements of the site such as identification of important vegetation outside the C2 Environmental Conservation zone, likely traffic upgrades, and streetscape and interface controls should be identified in a site specific DCP and not left just to a DA Process. The ecological and environmental value of the C2 Environmental Conservation zone as a small, isolated pocket of vegetation would be higher if it were linked via vegetated corridors to vegetation on the adjoining school site and to the continuation of the creek to the south-east.

CONDITIONS

Not applicable

PANEL MEMBERS	
Alison McCabe (Chair)	
Jennifer Bautovich	
Susan Hoblely	
Antonio Panzarino	

SCHEDULE 1

1	Application No.	LEP2021/1
2	Proposal	Planning Proposal to rezone the land from the current SP2 (Educational Establishment) to Part RE1 Public Recreation and Part C2 Environmental Conservation.
3	Street Address	22 Winbourne Street West Ryde
4	Applicant	City of Ryde
5	Reason for referral to RLPP	Required by Ministerial Direction made under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> dated 27 September 2018
6	Relevant mandatory considerations	Not Applicable
7	Material considered by the Panel	<ul style="list-style-type: none"> • Council assessment report and below attachments: <ul style="list-style-type: none"> ○ Attachment 1 – Revised Planning Proposal 22 Winbourne Street, West Ryde – 31 March 2022 ○ Attachment 2 – Planning Proposal Supporting Studies and Concept Plans ○ Attachment 3 – Additional Information Letter – 16 July 2021 ○ Attachment 4 – Applicant Response Letter - 16 September 2021 ○ Attachment 5 – Additional Information Letter – 11 November 2021 ○ Attachment 6 – West Ryde Multi Sport Facility Traffic Impact Assessment, Bitzios - 30 March 2022
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> • Site inspection: NA • Briefing: 9 June 2022 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Jennifer Bautovich, Susan Hobley, Antonio Panzarino ○ <u>Council staff</u>: Naomi L'Oste-Brown <ul style="list-style-type: none"> • Papers were circulated electronically on 2 June 2022
9	Council Recommendation	That the Ryde Local Planning Panel recommend to Council that the Planning Proposal be submitted for Gateway Determination under 3.34 of the <i>Environmental Planning and Assessment Act 1979</i> .
10	Conditions	Not Applicable