

**Meeting Date:** Tuesday 22 November 2022  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde and Online  
**Time:** 6.00pm

**ATTACHMENTS FOR COUNCIL MEETING**

<b>Item</b>		<b>Page</b>
<b>8</b>	<b>POST EXHIBITION REPORT - PLANNING PROPOSAL TO REZONE LAND AT 22 WINBOURNE STREET, WEST RYDE FROM SP2 (EDUCATIONAL ESTABLISHMENT) TO PART RE1 PUBLIC RECREATION AND PART C2 ENVIRONMENTAL CONSERVATION</b>	
Attachment 18	Gateway Determination cover letter - 22 Winbourne Street West Ryde - July 2022 .....	1
Attachment 19	Gateway Determination - 22 Winbourne Street West Ryde - July 2022.....	2
Attachment 20	Submission summary - 22 Winbourne Street Planning Proposal.....	3
Attachment 21	DFP Planning Pty Ltd Letter - Proponent Response to Submissions .....	45
Attachment 22	Department of Education - Schools Infrastructure - Response to Submissions .....	48

ITEM 8 (continued)

ATTACHMENT 18



Department of Planning and Environment

Mr George Dedes  
General Manager  
Council  
Locked Bag 2069  
NORTH RYDE NSW 1670

Our ref: IRF22/2320

Dear Mr Dedes,

**Planning proposal PP-2022-2374 to amend Ryde Local Environmental Plan 2014**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 30 June 2022 in respect of the planning proposal to rezone 22 Winbourne Street, West Ryde from SP2 Educational Establishment to RE1 Public Recreation and C2 Environmental Conservation.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act 4.1 Flooding and 5.1 Integrating Land Use and Transport is justified in accordance with the terms of the Direction.

I have determined not to authorise Council to be the local plan-making authority because the intended development is a public sporting facility of regional significance.

The amending local environmental plan (LEP) is to be finalised on or before 12 May 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Karen Lettice to assist you. Ms Lettice can be contacted on (02) 9995 6137.

Yours sincerely



**Brendan Metcalfe**  
Director, North District  
Eastern Harbour City  
Encl: Gateway determination

ITEM 8 (continued)

ATTACHMENT 19



Department of Planning and Environment

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-2374):** Rezoning of 22 Winbourne Street, West Ryde to facilitate redevelopment from a school to a netball facility and environmental conservation land.

I, the Director, North District at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Ryde Local Environmental Plan 2014 to rezone 22 Winbourne Street, West Ryde from SP2 Educational Establishment to RE1 Public Recreation and C2 Environmental Conservation should proceed subject to the following conditions:

1. Prior to community consultation, update Table 5 on page 31 of the planning proposal to correctly reference Objective 12 (incorrectly referenced as Objective 11).
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
  - Transport for NSW
  - DPE – Environment and Heritage Group
  - Sydney Water
  - NSW Rural Fire Service.Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The LEP should be completed on or before 12 May 2023.

Dated 15<sup>th</sup> day of July 2022.



**Brendan Metcalfe**  
Director, North District  
Department of Planning and Environment  
Delegate of the Minister for Planning and Homes

**ITEM 8 (continued)**

**ATTACHMENT 20**

**22 Winbourne Street Planning Proposal Submission Summaries**

The table below provides a detailed summary of community and agency submissions.

**Community Submissions**

No.	CM Ref.	Summary	Response
1	D22/108159	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Street Parking</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>-The Need for an Entry/Exit Point on Brush Rd to Help with Traffic Congestion.</li> </ul>	<p>This is not a matter for assessment in the planning proposal as the planning proposal is not approving a use on the site. Full consideration of this issue will be undertaken in the DA assessment.</p> <p>However, it should be noted that the DA submitted to Council differs from the concept plan submitted with the planning proposal. A total of 296 parking spaces are to be provided (256 spaces required by the Ryde DCP) in a mix of at grade and basement parking areas. The existing bus bay is to be retained, pedestrian path upgrades are proposed, and bicycle racks are also provided at the facility. Transport for NSW have reviewed the initial traffic assessment and also a supplementary report provided by the applicant. Full consideration of this issue will be undertaken in the DA assessment.</p>
2	D22/108159	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- DA- Design and Use of Space</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Parks and Recreation, tennis Courts instead of netball courts</li> </ul>	<p>The layout submitted with the planning proposal was a concept plan only to provide context for the assessment of the planning proposal. The planning proposal does not approve or endorse this layout. It should be noted that the layout and design of the proposed development has been changed as shown in the submitted DA and detailed assessment of that layout will be undertaken as part of the DA assessment.</p> <p>The Eastwood Ryde Netball Association provided the following response in regard to netball demand:</p>

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
			<ul style="list-style-type: none"> <li>• The current courts at Meadowbank Park are dangerous and subsiding constantly due to it being a tip prior to Netball Courts</li> <li>• Unable to expand on the current land at Meadowbank Park as they have reached their full capacity in the area</li> <li>• The relocation of the courts to the old Marsden High site, allows for purpose built detailed construction on suitable ground conditions to have a full life span of the courts to be increased</li> </ul>
3	D22/108159	<p><b>Objects to the planning proposal on the basis of:</b>            - The Increased Demand for Schools</p>	<p>This concern is a relevant consideration for the planning proposal and this issue was raised with the Department of Education – School Infrastructure. The response stated the following:</p> <p>The Department has been increasing its land for educational purposes in the vicinity of the 22 Winbourne Street site with a range of recent announcements. All of these projects enable the provision of new primary and secondary school facilities. These include:</p> <ul style="list-style-type: none"> <li>• Marsden High School has been redeveloped with expanded capacity at Meadowbank High School in the Meadowbank Employment and Education Precinct, located within 2.3 km of the school’s former site. Meadowbank Public School has also been relocated to the precinct with increased capacity</li> <li>• Rydalmere Education Precinct has been announced within 4.0 km of the site</li> <li>• Macquarie Park Education Precinct has been announced within 6.5 km of the site.</li> </ul> <p>Regarding Melrose Park’s development, the submission advised that new high school facilities would be required. This includes the potential for increased capacity at existing sites having been taken into consideration in the new Meadowbank High School’s planning.</p>

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
			<p>In relation to the concerns at the loss and perceived lack of education facilities to cater for growth in the locality, the above response from Education – School Infrastructure indicates that they, being the responsible Authority for school infrastructure planning, are satisfied with the existing and proposed facilities and the planning proposal can proceed.</p>
4	D22/108159	<p><b>Objects to the planning proposal on the basis of:</b>            - The Increasing Demand for Schools</p>	<p>See response for no.3.</p>
5	D22/108159	<p><b>Conditional support if concerns are addressed.</b>  <b>Concerns are:</b>            - DA- Design and Use of Space  <b>The following suggestions are made:</b>            - Parks and Recreation- Suggests a more diverse use of space by Incorporating multi-purpose courts for a range of sporting activities/ games.</p>	<p>See response for no.2.</p>
6	D22/108159	<p><b>Conditional support if concerns are addressed.</b>  <b>Concerns are:</b>            - Traffic Congestion            - Narrow Surrounding Streets            - Lack of Onsite Parking  <b>The following suggestions are made:</b>            - Fewer Courts            - More Onsite Parking Options            - A car park exit onto Brush Road so those leaving to head west can avoid Marsden Road</p>	<p>See response for no.1. This is not a matter for assessment in the planning proposal as the planning proposal is not approving a use on the site. Assessment of this issue will be undertaken as part of the DA assessment. The DA is accompanied by a Traffic Impact Assessment and those details will be forwarded to Transport for NSW and internally to Council’s traffic engineers for assessment.</p>

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
7	D22/105146 D22/124424	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Noise Levels</li> <li>- Increased Lighting</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Relocation of the development to corner of the proposed facility</li> <li>- The facility to be limited to one story</li> <li>- Exit and entry to Brush Road</li> <li>- Fencing around the development</li> <li>- Little to no lighting</li> <li>- Use of trees around the perimeter</li> <li>- Inclusion of security cameras</li> <li>- Need for transcript of minutes from the community discussion be made public</li> </ul>	<p>This is not a matter for assessment in the planning proposal as the planning proposal is not approving a use on the site. Assessment of this issue will be undertaken as part of the DA assessment.</p> <p>However, the development application for the future development of the site includes lighting details and a Sports Lighting Impact Assessment Report that states that the lighting will be:</p> <ul style="list-style-type: none"> <li>• Dimmable and responsive to ambient light conditions and curfew hours</li> <li>• Single colour warm white and static</li> <li>• Lights will be shielded and adjustable as mitigation to light spill into the environmental conservation area of the site.</li> </ul> <p>Full consideration of this issue will be undertaken in the DA assessment.</p> <p>The DA includes an Acoustic Report prepared by Marshall Day Acoustics. This report has assessed the potential noise impact for surrounding receivers. The report has recommended an acoustic fence on the northern property boundary as an additional mitigation measure for the adjoining residential receivers.</p>
8	D22/106234	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Increasing Need for Schools</li> </ul>	See responses for no.1 and no.3

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
9	D22/107869	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Lack of Onsite Parking - Lack of Street Parking <b>The following suggestions are made:</b> - Multi Story Car Park	See response for no.1
10	D22/107869	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Lack of Onsite Parking - Inability to access the proposed development by vehicle due to the above two points	See response for no.1
11	D22/107869	<b>Supports the planning proposal</b>	Noted.
12	D22/107869	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Lack of onsite Parking - Lack of surrounding street parking - Traffic Congestion - Narrow surrounding streets	See response for no.1. This is not a matter for assessment in the planning proposal as the planning proposal is not approving a use on the site. Assessment of this issue will be undertaken as part of the DA assessment. The DA is accompanied by a Traffic Impact Assessment and those details will be forwarded to Transport for NSW and internally to Council's traffic engineers for assessment.



**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
13	D22/107869	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Safety Risks to Pedestrians - Noise Levels - DA - Disproportionate Size of Facility to Size of Proposed Area	<p>See response for no.1.</p> <p>This is not a matter for assessment in the planning proposal as the planning proposal is not approving a use on the site.</p> <p>However, the DA includes an Acoustic Report prepared by Marshall Day Acoustics. This report has assessed the potential noise impact for surrounding receivers. The report has recommended an acoustic fence on the northern property boundary as an additional mitigation measure for the adjoining residential receivers.</p> <p>Full consideration of this issue will be undertaken in the DA assessment.</p>
14	D22/107869	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Street Parking - Safety Risks - Environmental Concerns	<p>See responses for no.2, no. 6 and no.12. The planning proposal was submitted to the Department of Planning – Environment and Heritage Group (EHG), for comments. The comments received from EHG raised concerns of potential tree removal on the fringe of the BGHF area and recommended that the entire BGHF vegetation should be included in the C2 Environmental Conservation zone. The EHG also raised concerns regarding potential ‘edge effects’ on the C2 zone vegetation.</p> <p>The ecological report and concept plan that was assessed by the EHG is that originally submitted with the planning proposal. Through discussions with the applicant for the planning proposal, the layout and vegetation removal has been revised and the C2 zone boundary was amended, and the tree removal is not required. This is also reflected in the DA submitted to Council. In this regard, the concerns from the EHG have been addressed.</p>

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
15	D22/107869	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack Street Parking</li> <li>- Safety Risks to pedestrians</li> <li>- Narrow surrounding roads contributing to the above three points</li> <li>- Environmental Concerns</li> <li>- Need for road widening (Narrow surrounding streets)</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Widening of the surrounding roads</li> </ul>	See response for no.6, no.12 and no.14
16	D22/107869	<p><b>Objects to the planning proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- Noise Levels</li> <li>- Traffic Congestion</li> <li>- Lack of Street Parking</li> <li>- Safety Issues</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Suggests a more diverse use of space by incorporating multipurpose courts for a range of sporting activities/ games. e.g. Basketball</li> </ul>	See response for no. 6, no.7, no.13, no.14
17	D22/107869	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Narrow Surrounding Streets</li> <li>- Lack of Onsite Parking</li> <li>- DA Design and Use of Space- Number of Proposed Courts</li> </ul> <p><b>The following suggestions are made:</b></p>	See responses for no.1, no.2 and no.12

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
		<ul style="list-style-type: none"> <li>- Reduce number of courts to 28</li> <li>- Widen surrounding roads</li> </ul>	
18	D22/107869	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> </ul>	See response for no.6 and no.12
19	D22/107869	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Noise Levels</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Access to facility should be blocked off from Brush Road</li> <li>- A Noise Buffering System</li> </ul>	See response for no. 13 and no.14
20	D22/108796	<p><b>Objects to the planning proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> <li>- Lack of Street Parking</li> <li>- Safety Risks</li> <li>- Noise Levels</li> <li>- Environmental Concerns</li> </ul>	See responses for no. 13 and no.14

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
21	D22/108897	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Lack of Onsite Parking - Lack of Street Parking - Noise Levels - Environmental Concerns	See response for no.13 and no.14
22	D22/109481	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking - Safety Risks - Noise Levels - Environmental Concerns	See responses for no.1, no.13 and no.14
23	D22/109791 D22/111027	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Lack of Onsite Parking - Noise Levels - Environmental Concerns - Devaluing of Nearby Properties - Mental and Physical Health of Residents	See responses for no. 1, no.13 and no.14
24	D22/107220	<b>Neither Objects nor Supports the planning proposal</b>	Noted.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
25	D22/110989 D22/111991 D22/112110 D22/121685 D22/122444 D22/123147 D22/124819 D22/124953	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Safety Risks</li> <li>- Noise Level</li> <li>- Excess Lighting</li> <li>- Devaluing of Nearby Properties</li> <li>- Physical and Mental Health of Residents</li> <li>- Design and Use of Site</li> <li>- Better engagement with the community</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Downsize the size of the development</li> <li>- Have soundproof walls around the development</li> <li>- 'Lock up' surrounding roads for residents only</li> <li>- Give local residents compensation/ option for a buyout</li> <li>- Provide names and contacts of decision makers</li> </ul>	<p>See responses above.</p> <p>The City of Ryde values community feedback and has followed the Community Participation Plan and adhered to the Gateway Determination requirements. The planning proposal was placed on public exhibition for an extended period from 1 August 2022 to 19 September 2022, being a total of 36 working days. During the period a Drop-in Session was held at Ermington Public School by the NSW Department of Education on 15 September 2022 between 5.00pm and 7.00pm.</p> <p>Council staff have carefully reviewed all community submissions and provided responses in a Council report. The Council meeting and report provide an opportunity for community submissions to be considered by Council.</p> <p>In addition, NSW Department of Education has stated that they intend to release a project update by November which addresses the issues raised and their responses to them. Their community engagement phone line remains open for the community to provide further feedback.</p>
26	D22/111854	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> <li>- Lack of Street Parking</li> <li>- Noise Levels</li> </ul>	<p>See responses for no.13 and no.14</p>

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
27	D22/111854	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Street Parking - Noise Levels	See responses for no.13 and no.14
28	D22/111854	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Narrow Surrounding Streets - Safety Issues - Noise Levels - Environmental Concerns	See responses for no.13 and no.14
29	D22/111854	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Narrow Surrounding Streets - Lack of Onsite Parking - Lack of Street Parking	See responses for no.13 and no.14
30	D22/111854	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Design and use of site	The layout submitted with the planning proposal was a concept plan only to provide context for the assessment of the planning proposal. The planning proposal does not approve or endorse this layout. It should be noted that the layout and design of the proposed development has been changed as shown in the submitted DA and detailed assessment of that layout will be undertaken as part of the DA assessment.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
31	D22/111854	<b>Objects to the planning proposal on the basis of:</b> - Lack of Onsite Parking - Lack of Transport in Area - Flooding Risk - Design and Use of Space	See responses for no.1 and no.14.  Whilst the flooding is a concern raised as part of the planning proposal initially it is considered that this is an operational matter that can be resolved in the assessment of the DA.  A Flood Impact Statement has been included in the DA submitted to Council and full consideration of this issue will be undertaken in the DA assessment.
32	D22/111854	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking - Lack of Street Parking - Noise Levels <b>The following suggestions are made:</b> - Underground Parking	See responses for no.1 and no.14
33	D22/111854	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking - Safety Risk - Noise Levels - Flooding Risk - Environmental Concerns	See responses for no.13, no.14 and no.31.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
34	D22/111854	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking - Noise Levels - Environmental Concerns - Flooding Risk - Safety Risk to Children/Pedestrians - Need for road widening (Narrow surrounding streets)	See responses above.
35	D22/111854	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking	See response for no.1 and no.12
36	D22/113195	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Street Parking - Noise Levels  <b>The following suggestions are made:</b> - Separation of 100m between neighbouring homes and the site - Local road widening	See responses for no.1, no.6 and no.13



**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
37	D22/113419	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Lack of Street Parking - Increasing Demand for Schools	See responses for no.1, no.3 and no.6
38	D22/114094	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Street Parking - Safety Risks	See response for no.12
39	D22/114054	<b>Objects to the planning proposal on the basis of:</b> - Lack of Street Parking - Noise Levels - Increasing Demand for Schools	See responses for no.1, no.3 and no.13.
40	D22/114852	<b>Objects to the planning proposal on the basis of:</b> - Narrow Surrounding Streets - Lack of Onsite Parking - Lack of Street Parking - Increasing Demand of Schools	See responses for no.1 and no.3
41	D22/115109	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking - Safety Risks - Noise Levels	See responses for no.6, no. 12 and no.13

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
42	D22/115109	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> <li>- Lack of Street Parking</li> <li>- Safety Risks</li> <li>- Design and Use of Space</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- DA: Reduce the number of Courts</li> <li>- DA: Make courts indoor</li> <li>- DA: Reserve half of the school site for green/open space</li> <li>- DA: Courts at least 50-100m away from the nearby homes</li> <li>- Widening Roads</li> </ul>	See responses for no.1, no. 6, no.12 and no.2
43	D22/115109	<p><b>Conditional support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> <li>- Lack of Street Parking</li> <li>- Lack of Transport Systems in Area</li> <li>- Design and Use of Space</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- DA: Reduce Number of courts</li> <li>- Widen Surrounding Streets</li> </ul>	See previous responses.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
44	D22/115109	<b>Objects to the planning proposal on the basis:</b> - Traffic Congestion - Narrow Surrounding Streets	See previous responses.
45	D22/115109	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Narrow Surrounding Streets - Lack of Onsite Parking - Safety Risks  <b>The following suggestions are made:</b> - Have a 'no-stopping' side of some streets to reduce the narrowness of the streets	See previous responses.
46	D22/115109	<b>Supports the planning proposal</b>	Noted.
47	D22/115109	<b>Objects to the planning proposal on the basis of:</b> - Lack of Surrounding Street Parking - Narrow Surrounding Streets - Traffic Congestion  <b>The following suggestions are made:</b> - multi-story carpark	See previous responses.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
48	D22/115109	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking - Safety Risks for Children - Noise Levels - Environmental Concerns	See responses for no. 1 and no.14.
49	D22/115157	<b>Objects to the planning proposal on the basis of:</b> - Increasing Demand for Schools	See response for no.3.
50	D22/115177	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Lack of Onsite Parking - Lack of Street Parking - Safety Risks - Noise Levels - Environmental Concerns  <b>The following suggestions are made:</b> - 18 courts instead of the proposed 36	See responses for no.1, no. 13 and no.14.
51	D22/115190	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Lack of Onsite Parking - Lack of Surrounding Street Parking - Safety Concerns	See responses for no. 1 and no.12.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
52	D22/115191	<b>Objects to the planning proposal on the basis of:</b> - The increasing demand for schools	See response for no.3.
53	D22/115618	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Loss of Local Character - Noise Level	See responses for no.6, no. 12 and no.13.  The existing character of the site is dominated by the (previous) Marsden High School. The conversion of this land into public recreation and indoor sport facilities will be generally consistent with this character.
54	D22/116230	<b>Objects to the planning proposal on the basis of:</b> - Increasing Demand for Schools - Design and Use of Space	See responses for no.2 and no.3
55	D22/116301	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Street Parking	See response for no.14
56	D22/118801	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Narrow Surrounding Streets - Lack of Onsite Parking - Lack of Street Parking  <b>The following suggestions are made:</b> - Increase the amount of Onsite Parking	See response for no.14

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
57	D22/118801	<b>Supports the planning proposal</b>	Noted.
58	D22/118801	<b>Conditional support if concerns are addressed.</b> <b>Concerns are:</b> - Lack of Street Parking - Design and Use of Land - Need for different types of facilities	See responses for no.1 and no.2
59	D22/118801	<b>Conditional Support if concerns are addressed.</b> <b>Concerns are:</b> - Traffic Congestion - Lack of Onsite parking - Lack of Street Parking - Design and Use  <b>The following suggestions are made:</b> - More 'Casual' recreational use of space	See responses for no.1 and no.2
60	D22/118801	<b>Conditional Support if concerns are addressed.</b> <b>Concerns are:</b> - Lack of Street Parking - Design and Use of Space  <b>The follow suggestions are made:</b> - Include half a dozen table tennis tables to account for the diverse range of people in Ryde	See responses for no.1 and no.2
61	D22/118801	<b>Objects the Planning proposal on the basis of:</b> - Increasing need for schools in the area	See response no.3

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
62	D22/118801	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Narrow Surrounding Streets - Safety Concerns - Noise Levels	See responses for no.1, no.2 and no.6
63	D22/118801	<b>Conditional Support if concerns are addressed.</b> <b>Concerns are:</b> - Design and Use of Space <b>The following suggestions are made:</b> - Have a more diverse range of sports on the site e.g. basketball, volleyball, futsal, boxing, running and swimming,	See response no.2
64	D22/118801	<b>Conditional Support if concerns are addressed.</b> <b>Concerns are:</b> - Design and Use of Space <b>The following suggestions are made:</b> With reference to Section 4 Potential Development and specifically the Concept Plan showing future potential development of the site as prepared by COX Architecture and depicted at Figure 25. 1. Carpark adjacent to Winbourne Street should be interchanged with 3 of the courts 2. More Onsite Parking - Around 300 3. Planning Proposal should have more guidance in relation to Pathways, Undercover Areas, Seating and Public Facilities - DA matter  If these concerns are met the submitter believes	See response no.2

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
		that it will improve safety, health and welfare as well as public interest.	
65	D22/118801	<p><b>Conditional Support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> <li>- Lack of Street Parking</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Signposting extended 'no parking' along one side of the road for Winbourne St and Hermoyne St on all days including weekends.</li> <li>- Council look into putting down line markings to guide drivers not to park into driveway of the houses along the mentioned streets.</li> </ul>	See response for no.1 and no.6 & 12
66	D22/118801	<p><b>Objects to the planning proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- Increasing need for schools</li> </ul>	See response no.3
67	D22/118801	<b>Supports the planning proposal</b>	Noted.
68	D22/118801	<p><b>Conditional Support if concerns are addressed.</b></p> <p><b>Concerns are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Safety Concerns</li> <li>- Lack of Transport Options</li> <li>- Concerns of Runoff</li> </ul> <p><b>The following suggestions are made:</b></p>	See responses above.



**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
		<ul style="list-style-type: none"> <li>- Increase in onsite parking</li> <li>- More Transport Options such as shuttle buses and bicycle parking</li> </ul>	
69	D22/118801	<p><b>Objects to the planning proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- Narrow surrounding Streets</li> <li>- Noise Levels</li> <li>- Flooding Concerns</li> <li>- Environmental Concerns</li> </ul> <p><b>The following Suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Noise tests around the current Meadowbank courts</li> </ul>	<p>See responses for no.13 and no.14.</p> <p>Whilst the flooding is a concern raised as part of the planning proposal initially it is considered that this is an operational matter that can be resolved in the assessment of the DA.</p> <p>A Flood Impact Statement has been included in the DA submitted to Council and full consideration of this issue will be undertaken in the DA assessment.</p>
70	D22/119112	<p><b>Objects to the planning Proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- Increasing Demand for Schools</li> <li>- Design and Use of Space</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Swimming Pool Instead of Netball Courts</li> </ul>	See responses no.2 and no.3

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
71	D22/120185	<p><b>Objects to the planning proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- traffic congestion</li> <li>- narrow surrounding streets</li> <li>- lack of onsite parking</li> <li>- lack of street parking</li> <li>- safety concerns</li> <li>- loss of local character</li> <li>- noise levels</li> <li>- increasing demand for schools</li> <li>- lack of transport options</li> <li>- flooding concerns</li> <li>- environmental concerns</li> <li>- design and use of site</li> <li>- height of site</li> <li>-decreasing need for netball courts</li> <li>- close proximity to residents</li> <li>- better location elsewhere eg current Meadowbank Courts</li> </ul> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- Less Courts</li> <li>- Include as entrance on Winbourne St</li> <li>- Include an exit at Brush Rd</li> <li>-Makes a recommendation to NSW State Planning &amp; Environment Department to replace as many trees as possible in the next stage of the DA</li> <li>- Implement a 'green barrier' of bush or trees to reduce noise</li> <li>- Remove 3 netball courts in the northern part of the site</li> </ul>	See responses above.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
		<ul style="list-style-type: none"> <li>- Set back all boundaries</li> <li>- Reduce the size of the development and spread it over multiple sites</li> </ul>	
72	D22/120646	<b>Conditional Support if concerns are addressed.</b> <b>Concerns are:</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> </ul>	See response no.1
73	D22/121235	<b>Conditional Support if concerns are addressed.</b> <b>Concerns are:</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> <li>- Lack of Street Parking</li> <li>- Design and Use of Space</li> </ul> <b>The following suggestions are made:</b> <ul style="list-style-type: none"> <li>- Open area for casual recreational activities such as bike riding</li> </ul>	See response no.1, no.2 and no.6
74	D22/121235	<b>Objects to the planning proposal on the basis of:</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Need for road Widening</li> </ul>	See responses for no.13 and no.14

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
		<ul style="list-style-type: none"> <li>- Noise Levels</li> <li>- Environmental concerns</li> </ul>	
75	D22/121235	<b>Objects to the planning proposal on the basis of:</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> <li>- Lack of Street Parking</li> <li>- Noise Levels</li> <li>- Environmental Concerns</li> </ul>	See responses for no.13 and no.14
76	D22/121235	<b>Conditional Support if concerns are met. Concerns Are:</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Narrow Surrounding Streets</li> </ul>	See responses for no.6 and no.12
77	D22/121235	<b>Objects to the planning proposal on the basis of:</b> <ul style="list-style-type: none"> <li>- Traffic Congestions</li> <li>- Loss of Local Character</li> <li>- Increased Noise Levels</li> <li>- Environmental Concerns</li> <li>- Devaluing of Neighbouring Homes</li> <li>- Better Location Elsewhere</li> </ul>	<p>See responses for no.13 and no.14.</p> <p>It is a fact that amendments to planning controls, such as zoning changes or density provisions, will have both positive and negative impacts on property values. This is due to much of the intrinsic value of a property is related to the land use controls affecting that property.</p> <p>The impacts of planning control changes are a relevant consideration in assessing a planning proposal. However, these changes are considered at a 'public interest' level and the impacts that such changes may have on the overall community. In this case the land is proposed to change from an educational use to a public recreational and environmental conservation use. These changes are not, in planning terms, substantial (unlike, for example, changes from residential to industrial land uses) and, like all land uses, have positive and negative impacts on</p>

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
			various properties. In this case the proposed changes to increase the availability of public open space and recreational facilities, are considered to have a general positive community impact.
78	D22/123779	326 people signed this combined submission <b>Objects to the planning proposal on the basis of:</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Safety Concerns</li> <li>- Loss of Local Character</li> <li>- Noise Levels</li> <li>- Environmental Concern</li> <li>- Better Location elsewhere</li> </ul>	See responses for no.13 and no.14
79	D22/123964	<b>Conditional Support if concerns are addressed:</b> Concerns are: <ul style="list-style-type: none"> <li>- Environmental Concern</li> <li>- Loss of Local Character</li> <li>- Design and Use of site</li> </ul>	See responses for no.13 and no.14
80	D22/124256	<b>Opposes to the Planning proposal on the basis of;</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Does not comply with the LEP</li> </ul>	See responses for no.1 and no.2  The planning proposal proposes to amend the LEP and as such is not consistent with the current controls it proposes to amend.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
81	D22/124260	<p><b>Conditional Support if concerns are met. Concerns Are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Noise Levels</li> <li>- Increased Lighting</li> <li>- Increasing demand for schools</li> <li>- Lack of Transport Options</li> <li>- Design and Use of Site</li> </ul> <p><b>The following recommendations are made:</b></p> <ul style="list-style-type: none"> <li>- Traffic modelling should be redone to reflect the conditions of the area</li> <li>- There should be more than one exit/entry to the site by car to alleviate traffic congestion.</li> <li>- Site be used for more than just netball</li> </ul>	See responses no.3, 7,13 and 14
82	D22/124263	<p><b>Conditional Support if concerns are met. Concerns Are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Noise Levels</li> <li>- Increased Lighting</li> <li>- Increasing demand for schools</li> <li>- Lack of Transport Options</li> <li>- Design and Use of Site</li> </ul> <p><b>The following recommendations are made:</b></p> <ul style="list-style-type: none"> <li>- Traffic modelling should be redone to reflect the</li> </ul>	See responses no.3, 7,13 and 14

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
		conditions of the area - There should be more than one exit/entry to the site by car to alleviate traffic congestion. - Site be used for more than just netball	
83	D22/124170	<p><b>Conditional Support if concerns are met. Concerns Are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Noise Levels</li> <li>- Increased Lighting</li> <li>- Increasing demand for schools</li> <li>- Lack of Transport Options</li> <li>- Design and Use of Site</li> </ul> <p>The following recommendations are made:</p> <ul style="list-style-type: none"> <li>- Traffic modelling should be redone to reflect the conditions of the area</li> <li>- There should be more than one exit/entry to the site by car to alleviate traffic congestion.</li> <li>- Site be used for more than just netball</li> </ul>	See responses no.3, 7,13 and 14

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
84	D22/124271	<p><b>Conditional Support if concerns are met. Concerns Are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Noise Levels</li> <li>- Increased Lighting</li> <li>- Increasing demand for schools</li> <li>- Lack of Transport Options</li> <li>- Design and Use of Site</li> </ul> <p><b>The following recommendations are made:</b></p> <ul style="list-style-type: none"> <li>- Traffic modelling should be redone to reflect the conditions of the area</li> <li>- There should be more than one exit/entry to the site by car to alleviate traffic congestion.</li> <li>- Site be used for more than just netball</li> </ul>	See responses no.3, 7,13 and 14



**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
85	D22/124278	<p><b>Objects to the planning proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Need for Road Widening</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Noise Levels</li> <li>- Lighting</li> <li>- Increasing Demand for Schools</li> <li>- Flooding Concerns</li> <li>- Environmental Concerns</li> <li>- Health Concerns for nearby residents (Physical and Mental)</li> <li>- Design and Use of Site</li> <li>- Decreasing need for Netball Facilities</li> <li>- Close Proximity to Residents ( Privacy)</li> <li>- Better Location Elsewhere</li> <li>- Adds no contribution to the general community</li> </ul> <p>Although objects to the rezoning to RE1, is in favour of the rezoning into C2.</p> <p><b>The following suggestions are made:</b></p> <ul style="list-style-type: none"> <li>- More Traffic Impact Assessment Required</li> <li>- More onsite parking</li> <li>- Reduce the number of courts</li> </ul>	See responses above.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
86	D22/124335	<b>Conditional Support if concerns are met. Concerns Are:</b> - Traffic Congestion - Lack of Onsite Parking - Lack of Street Parking	See responses for no.14
87	D22/124449	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Narrow Surrounding Streets Noise Levels - Lack of Street Parking - Design and Use of Site- Need for Other recreational uses	See responses for no.14

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
88	D22/124462 D22/124489 D22/124504 D22/124812	<p><b>Conditional Support if concerns are met. Concerns Are:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Need for Road Widening</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Safety concerns</li> <li>- Loss of Local Character</li> <li>- Noise Levels</li> <li>- Increased Lighting</li> <li>- Increasing Demand For Schools</li> <li>- Flooding Concerns</li> <li>- Environmental Concerns</li> <li>- Design and Use of Site</li> <li>- Close Proximity to Residents</li> <li>- Better Location Elsewhere</li> <li>- Need for footpath widening</li> <li>- Better engagement with the community</li> </ul> <p><b>The Following recommendations are made:</b></p> <ul style="list-style-type: none"> <li>- Noise proofing barriers, high walls on each boundary and tree/ shrub should be implemented to maintain privacy and peace</li> <li>- Decrease the amount of courts/ the outdoor count is removed</li> <li>- Keep the site at Meadowbank only</li> <li>-Council with other key stakeholders to arrange a formal interactive meeting with minutes taken with the immediate community on a weekend so residents could attend (need to have enough advanced notice and adequate letter box drops)</li> </ul>	<p>See responses above.</p> <p>The City of Ryde values community feedback and has followed the Community Participation Plan and adhered to the Gateway Determination requirements. The planning proposal was placed on public exhibition for an extended period from 1 August 2022 to 19 September 2022, being a total of 36 working days. During the period a Drop-in Session was held at Ermington Public School by the NSW Department of Education on 15 September 2022 between 5.00pm and 7.00pm.</p> <p>Council staff have carefully reviewed all community submissions and provided responses in a Council report. The Council meeting and report provide an opportunity for community submissions to be considered by Council.</p> <p>In addition, NSW Department of Education has stated that they intend to release a project update by November which addresses the issues raised and their responses to them. Their community engagement phone line remains open for the community to provide further feedback.</p>

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
89	D22/ 124817	<b>Conditional Support if concerns are met. Concerns Are:</b> - Traffic Congestion - Need for Road Widening - Lack of Onsite Parking - Lack of Street Parking - Need for footpath widening	See responses for no.14
90	D22/124858	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Lack of onsite parking - Environmental Concerns - Loss of Local Character - Increasing Demand for Schools in the area - Lack of Transport in area - Better Location elsewhere (Brush Farm)	See responses above.
91	D22/125098	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Need for Road Widening - Lack of Street Parking - Increased Noise Levels - Design and Use of Site - Scale of the proposed site  However is not opposed to indoor facility as it creates less noise.	See responses above.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
92	D22/ 126321	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Lack of Street Parking - Need for road widening - Increased Noise Levels - Loss of Local Character - Environmental Concerns - Devalue Neighbouring Properties	See responses above.
93	D22/125115	<b>Objects to the planning proposal on the basis of:</b> - Need for Road Widening - Lack of Street Parking - Safety Concerns - Design and use of site	See responses above.
94	D22/125115	<b>Conditional Support if concerns are met. Concerns Are:</b> - Design and Use of Space  - The facility to be built should include a large nature playground (similar in concept to the one in Centennial Park), a cafe, a walking track with information and signage about existing flora and fauna, an education centre about bush heritage, indigenous preservation knowledge, a nursery with native plants and classes about gardening for children and adults, a couple of tennis courts, a couple of netball courts, as well as indoor badminton and table tennis courts.	See responses above.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
95	D22/125115	<b>Conditional Support if concerns are met. Concerns Are:</b> - Increased Traffic Congestion - Need for road widening - Increased Noise Levels - Environmental Concerns	See responses above.
96	D22/125115	<b>Objects to the planning proposal on the basis of:</b> - Traffic Congestion - Lack of Surrounding Street Parking - Increasing demand of schools	See responses above.
97	D22/125115	<b>Objects to the planning proposal on the basis of:</b> - Traffic congestion - Increasing Demand of schools in the area	See responses above.
98	D22/125115	<b>Conditional Support if concerns are met. Concerns Are:</b> - Traffic Congestion - Need for Road Widening - Lack of Onsite Parking - Lack of Street Parking	See responses above.
99	D22/125115	<b>Objects to the Planning Proposal</b>	Noted.
100	D22/125115	<b>Conditional Support if concerns are met. Concerns Are:</b> - Increasing Demand for Schools	See response no.3

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
101	D22/125115	<p><b>Conditional Support if concerns are met. Concerns Are:</b></p> <ul style="list-style-type: none"> <li>-Traffic Congestion</li> <li>-Need for road widening</li> <li>- Lack of Street Parking</li> <li>- Safety Concerns</li> <li>- Design and Use</li> <li>- Better Location Elsewhere (Meadowbank).</li> </ul> <p><b>The following recommendations are made:</b></p> <ul style="list-style-type: none"> <li>- Significantly reduce the number of netball courts proposed through LEP restrictions.</li> <li>- Make most of the netball courts indoor rather than outdoor.</li> <li>- Retain some / all existing Meadowbank Courts.</li> <li>- Ensure no netball courts or parking is within ~50m any adjoining residential homes.</li> </ul>	See responses above.
102	D22/125115	<p><b>Objects to the planning proposal on the basis of:</b></p> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Lack of Onsite Parking</li> <li>- Lack of Steet Parking</li> <li>- Flooding/Runoff Concerns</li> <li>- Environmental Concerns</li> </ul> <p>The following recommendations are made:</p> <ul style="list-style-type: none"> <li>- Decreasing the number of courts proposed and keeping some still at Meadowbank would reduce the relative impact on the amount of car spaces required.</li> </ul>	See responses for no.13, no.14 and no.31.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
103	D22/125115	<b>Conditional Support if concerns are met. Concerns Are:</b> - Traffic Congestion - Need for Road Widening - Lack of Onsite Parking - Lack of Street Parking - Need for footpath widening	See responses above.
104	D22/125115	<b>Objects to the planning proposal on the basis of:</b> - Lack of Onsite Parking - Increasing Demand for Schools - Design and Use of Space - "This is no place for a sporting and recreational space - too small, not enough access, and not enough parking."	See responses above.
105	D22/125115	<b>Conditional Support if Concerns are met:</b> -Traffic Congestion - Lack of Onsite parking - Lack of Street Parking - Increased Noise Levels - Increased Lighting - Loss of Local Character - Close Proximity to Residents - Environmental Concern- Expand C2 zoning - Design and Use of Site	See responses above.
106	D22/125115	<b>Objects to the planning proposal on the basis of:</b> - Increasing Demand for Schools - Design and Use of Space	See responses above.



**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
		<ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Safety Concerns</li> </ul>	
107	D22/124323	<b>Objects to the planning proposal on the basis of:</b> <ul style="list-style-type: none"> <li>- Lack of Onsite Parking</li> <li>- Lack of Street Parking</li> <li>- Environmental Concerns</li> <li>- Design and Use of site</li> </ul>	See responses above.
108	D22/125115	<b>Conditional Support if Concerns are met:</b> <ul style="list-style-type: none"> <li>-Traffic Congestion</li> <li>- Lack of Onsite parking</li> <li>- Lack of Street Parking</li> <li>- Increased Noise Levels</li> <li>- Increased Lighting</li> <li>- Loss of Local Character</li> <li>- Close Proximity to Residents</li> <li>- Environmental Concern- Expand C2 zoning</li> <li>- Design and Use of Site</li> </ul>	See responses above.
109	D22/125115	<b>Conditional Support if Concerns are met:</b> <b>Concerns are:</b> <ul style="list-style-type: none"> <li>- Traffic Congestion</li> <li>- Need for Road Widening</li> <li>- Lack of Street Parking</li> <li>- Increased Noise Levels</li> <li>- Environmental Concerns</li> </ul>	See responses above.

**ITEM 8 (continued)**

**ATTACHMENT 20**

No.	CM Ref.	Summary	Response
110	D22/139233	<p><b>The Eastwood Ryde Netball Association supports the relocation of netball courts for the following reasons:</b></p> <ul style="list-style-type: none"> <li>- Allows for purpose built detailed construction on suitable ground conditions</li> <li>-Unable to expand on the current land at Meadowbank Park as full capacity has been reached</li> <li>-The current court conditions at Meadowbank Park are not safe for players</li> <li>-Relocation allows for the expansion of courts to meet demand</li> </ul>	Noted.

**Agency Submissions**

Agency	CM Ref.	Summary	Proponent's Response
Heritage NSW	D22/107077	<p>No objections, recommendations in relation to excavation activities:</p> <ul style="list-style-type: none"> <li>• Recommend that the test excavations identified as required by Comber Consultants be conducted at an early stage of project planning to inform the future land use. Test excavations must be conducted before any ground disturbance works that may be associated with this proposed rezoning.</li> </ul>	Noted and accepted

**ITEM 8 (continued)**

**ATTACHMENT 20**

Agency	CM Ref.	Summary	Proponent's Response
Sydney Water	D22/113611	No objections, Servicing recommendations were made for future redevelopment of the site and include: <b>Water Servicing</b> <ul style="list-style-type: none"> <li>• Potable water servicing should be available via a DN100 oPVC watermain (laid in 2006) on Winbourne Street.</li> <li>• Amplifications, adjustments, and/or minor extensions may be required.</li> </ul> <b>Wastewater Servicing</b> <ul style="list-style-type: none"> <li>• Wastewater servicing should be available via a DN225 VC wastewater main (laid in 1967) within the property boundary.</li> <li>• Amplifications, adjustments, and/or minor extensions may be required</li> </ul>	These will be considered and detailed in the redevelopment DA.
Transport for NSW	D22/119261 D22/130434	No objections.	Noted
NSW Rural Fire Service	D22/121458	No objections.	Noted

**ITEM 8 (continued)**

**ATTACHMENT 20**

<p>Environment and Heritage Group (EHG)</p>	<p>D22/127654</p>	<p>Supports the rezoning of the BGHF patch to C2 - Environmental Conservation.          Recommended that the following: -The retained BGHF patch should include a buffer of adequate width          -Amend inconsistent information in the Ecology report          -flood study should be amended to consider the flood risk from the full range of floods</p>	<p>All recommendations from Environment and Heritage Group are issues to resolve in the redevelopment DA. However, the following is provided:</p> <ul style="list-style-type: none"> <li>• The proposal includes a buffer to the BGHF area, being a grassed area.</li> </ul> <p>Ecological Report</p> <ul style="list-style-type: none"> <li>• The inconsistencies within the Ecological report relate to removal of trees within the proposed C2 zone.</li> </ul> <p>No trees are being removed as part of the rezoning.</p> <ul style="list-style-type: none"> <li>• Arborist recommendation requires trees to be removed from the edge of the proposed C2 area due to the status of their health. This is assessed further in the redevelopment DA and is not a consideration for the Planning Proposal as tree removal is not proposed as part of this application.</li> <li>• Figure 6 shows the BGHF extent, Figure 7 is a vegetation map.</li> <li>• Accept recommendation to undertake microbat survey prior to removal of vegetation as part of redevelopment DA.</li> <li>• Demolition of buildings has been undertaken as part of an approved CDC; therefore, microbat survey cannot be undertaken prior to demolition.</li> <li>• Concept plans are only shown for diagrammatic purposes, the Planning Proposal has the recent concept plan at the time of submission, however, is subject to change with the redevelopment DA.</li> </ul> <p>All built form is to be situated outside of the C2 zone.</p>
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**ITEM 8 (continued)**

**ATTACHMENT 20**

Agency	CM Ref.	Summary	Proponent's Response
			<ul style="list-style-type: none"> <li>• Stormwater detention and swales as part of redevelopment DA will not impact on BGHF area. This will be detailed in the redevelopment DA.</li> <li>Flood</li> <li>• The flood report addresses both 1 in 100-year flood and probable maximum flood, no further work is considered to be required.</li> <li>• Flood Evacuation Plan will form part of the redevelopment DA.</li> </ul>
City of Parramatta	D22/120249	Object to the proposal. Require a response from the Department of Education regarding additional secondary school provisions.	See response provided by School Infrastructure NSW. (Item 3 above)

**ITEM 8 (continued)**

**ATTACHMENT 21**



planning consultants

7 October 2022  
 Our Ref: 21295A.23NB\_PP RFI#3 Response

City of Ryde Council  
 Locked Bag 2069  
 North Ryde NSW 1670

**Attn: Mrs Liz Coad – Director City Planning and Environment**

Dear Mrs Coad,

**RE: LEP2021/1/1/3 (D21/93055) Planning Proposal to rezone 22 Winbourne Street, West Ryde from SP2 (Educational Establishment) to Part RE1 Public Recreation and Part C2 Environmental Conservation Response to Third Request for Information (RFI2)**

This letter has been prepared in response to Council's third Request for Information (RFI#3) email dated 28 September 2022 in relation submissions received throughout the exhibition period for the above Planning Proposal.

This response has been set out in Table format as proposed by Council.

**1. Government Agency/ Council Submissions**

Response to Government Agency/ Council Submissions		
Government Agency/ Council	Agency/ Council comments	Response
<b>Heritage NSW</b>	No objections, recommendations in relation to excavation activities: <ul style="list-style-type: none"> <li>Recommend that the test excavations identified as required by Comber Consultants be conducted at an early stage of project planning to inform the future land use. Test excavations must be conducted before any ground disturbance works that may be associated with this proposed rezoning</li> </ul>	Noted and accepted
<b>Transport for NSW</b>	No objections	Noted.
<b>Sydney Water</b>	No objections, Servicing recommendations were made for future redevelopment of the site and include: <b>Water Servicing</b> <ul style="list-style-type: none"> <li>Potable water servicing should be available via a DN100 oPVC watermain (laid in 2006) on Winbourne Street.</li> <li>Amplifications, adjustments, and/or minor extensions may be required.</li> </ul> <b>Wastewater Servicing</b>	These will be considered and detailed in the redevelopment DA.



11 Dartford Road Thornleigh NSW 2120 PO Box 230 Pennant Hills NSW 1715	P 02 9980 6933 www.dfpplanning.com.au	DFP Planning Pty Limited ACN 002 263 998
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ITEM 8 (continued)

ATTACHMENT 21

21295A Marsden High School/Letters/21295A\_18SE\_PP RF12 Response.docx



Response to Government Agency/ Council Submissions		
Government Agency/ Council	Agency/ Council comments	Response
	<ul style="list-style-type: none"> <li>Wastewater servicing should be available via a DN225 VC wastewater main (laid in 1967) within the property boundary.</li> <li>Amplifications, adjustments, and/or minor extensions may be required</li> </ul>	
<b>Environment and Heritage Group</b>	<p>Supports the rezoning of the BGHF patch to C2 - Environmental Conservation. Recommended that the following:</p> <ul style="list-style-type: none"> <li>-The retained BGHF patch should include a buffer of adequate width</li> <li>-Amend inconsistent information in the Ecology report</li> <li>-flood study should be amended to consider the flood risk from the full range of floods</li> </ul>	<p>All recommendations from Environment and Heritage Group are issues to resolve in the redevelopment DA. However, the following is provided:</p> <ul style="list-style-type: none"> <li>The proposal includes a buffer to the BGHF area, being a grassed area.</li> </ul> <p><b>Ecological Report</b></p> <ul style="list-style-type: none"> <li>The inconsistencies within the Ecological report relate to removal of trees within the proposed C2 zone. No trees are being removed as part of the rezoning.</li> <li>Arborist recommendation requires trees to be removed from the edge of the proposed C2 area due to the status of their health. This is assessed further in the redevelopment DA and is not a consideration for the Planning Proposal as tree removal is not proposed as part of this application.</li> <li>Figure 6 shows the BGHF extent, Figure 7 is a vegetation map.</li> <li>Accept recommendation to undertake microbat survey prior to removal of vegetation as part of redevelopment DA.</li> <li>Demolition of buildings has been undertaken as part of an approved CDC; therefore, microbat survey cannot be undertaken prior to demolition.</li> <li>Concept plans are only shown for diagrammatic purposes, the Planning Proposal has the recent concept plan at the time of submission, however, is subject to change with the redevelopment DA. All built form is to be situated outside of the C2 zone.</li> <li>Stormwater detention and swales as part of redevelopment DA will not impact on BGHF area. This will be detailed in the redevelopment DA.</li> </ul> <p><b>Flood</b></p> <ul style="list-style-type: none"> <li>The flood report addresses both 1 in 100-year flood and probable maximum flood, no further work is considered to be required.</li> <li>Flood Evacuation Plan will form part of the redevelopment DA.</li> </ul>
<b>City of Parramatta</b>	Object to the proposal. Require a response from the Department of Education regarding additional secondary school provisions.	Refer to attached response from Department of Education

**ITEM 8 (continued)**

**ATTACHMENT 21**

21295A Marsden High School\Letters\21295A,18SE\_PP RFI2 Response.docx

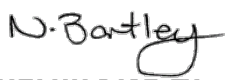


**2. Community Submissions**

Response to Community Submissions	
Community comments	Response
Traffic Congestion	This is a matter for future DA not Planning Proposal stage
Parking	This is a matter for future DA not Planning Proposal stage.
Noise and lighting associated with netball courts	This is a Planning Proposal. No netball courts form part of this application. The application is simply seeking RE1 Zoned land and C2 zoned land.
Need for road widening	This is a Planning Proposal. No physical works form part of this application. The application is simply seeking RE1 Zoned land and C2 zoned land.
Issues with the proposed design and use of site	This is a Planning Proposal. No physical works form part of this application. The application is simply seeking RE1 Zoned land and C2 zoned land. The concept design in the Planning proposal is for diagrammatic purposes. The site once rezoned could be used for a number of recreational purposes.
Safety Concerns	This is a Planning Proposal. No physical works form part of this application. The application is simply seeking RE1 Zoned land and C2 zoned land
Demand for public schools in the area	Refer to separate response form Department of Education
Loss of trees and wildlife habitat	This is a Planning Proposal. No tree removal forms part of this application. The application is simply seeking RE1 Zoned land and C2 zoned land
DA submitted whilst PP is on exhibition	The DA was submitted through the correct channels and did not breach any legislative processes.
Concerns State Government is going to overrule community voices	The exhibition period allows the community to have their concerns heard. The Department will need to consider the concerns against the proposal.

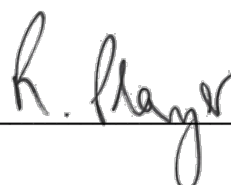
Having regard to the above, we feel Council can move forward with finalising the assessment of the Planning Proposal.

Yours faithfully  
**DFP PLANNING PTY LTD**

  
**NATASHA BARTLEY**  
**PRINCIPAL PLANNER**

nbartley@dfppanning.com.au

Enclosed – Letter from Department of Education

**Reviewed:** 



**ITEM 8 (continued)**

**ATTACHMENT 22**



6 October 2022

DOC22/953916

General Manager  
City of Ryde  
Locked Bag 2069  
North Ryde NSW 1670 - via email: [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)

Dear Sir/Madam

**RE: PLANNING PROPOSAL: 22 WINBOURNE STREET, WEST RYDE – LEP2021/1/8**

School Infrastructure NSW (SINSW), within the Department of Education, wishes to provide commentary and context regarding Parramatta Council's submission to Ryde Council on the Planning Proposal for 22 Winbourne Street, West Ryde.

SINSW is responsible for ensuring that school infrastructure meets the needs of current and future students in NSW anticipated to result from identified growth. The Department and SINSW continuously monitors enrolment growth in New South Wales. Numerous strategies may be used to manage demand in the future, such as optimising the use of existing assets, realigning school intake areas, and utilising demountable classrooms.

Parramatta City Council's concerns are being met in a wide-ranging program for the acquisition and development of new school sites as well as upgrades of existing schools.

The Department has been increasing its land for educational purposes in the vicinity of the 22 Winbourne Street site with a range of recent announcements. All of these projects enable the provision of new primary and secondary school facilities. These include:

- Marsden High School has been redeveloped with expanded capacity at Meadowbank High School in the Meadowbank Employment and Education Precinct, located within 2.3 km of the school's former site. Meadowbank Public School has also been relocated to the precinct with increased capacity
- Rydalmere Education Precinct has been announced within 4.0 km of the site
- Macquarie Park Education Precinct has been announced within 6.5 km of the site.

In regard to the capacity of schools by 2025, SINSW's 2021 submission was based on 2019 population projections issued by the Department of Planning & Environment (DPE). DPE has subsequently updated its projections in 2022, with the increase in demand having moderated. SINSW is planning to meet the anticipated enrolment demand with the acquisition of new sites as above.

It is to be noted that the Rydalmere Education Precinct was announced in the June 2021 Budget since that submission was prepared.

Regarding Melrose Park's development, the submission advised that new high school facilities would be required. This includes the potential for increased capacity at existing sites having been taken into consideration in the new Meadowbank High School's planning.

School Infrastructure NSW (SINSW)  
Level 8, 259 George Street GPO Box 33, Sydney, NSW 2001  
[schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au) [education.nsw.gov.au](http://education.nsw.gov.au)

**ITEM 8 (continued)**

**ATTACHMENT 22**

If you would like further information about this submission, please contact Alejandra Rojas,  
A/Director, Service Need Analysis [service.planning@det.nsw.edu.au](mailto:service.planning@det.nsw.edu.au).

Yours Sincerely



Ben Cohen  
A/Executive Director, Service Planning

School Infrastructure NSW (SINSW)  
Level 8, 259 George Street GPO Box 33, Sydney, NSW 2001  
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