

# Planning Proposal report

2 Thistle Street, Ryde

PREPARED FOR  
NSW DEPARTMENT OF EDUCATION

JULY 2023  
MECONE.COM.AU

# Project Director

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\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# 1 Introduction

This planning proposal has been prepared by Mecone Group Pty Limited and is submitted to the City of Ryde Council on behalf of the NSW Department of Education (the applicant). The proposal relates to land at 2 Thistle Street, Ryde (the Site), which comprises the following lots:

- Lot 1 DP 135062
- Lot 1 DP 437180
- Lot 1 DP 120850.

The Planning Proposal seeks to amend the Ryde Local Environmental Plan 2014 (Ryde LEP 2014) to:

- rezone the site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation
- include an additional permitted use on Lot 1 DP 437180 for a 'centre-based child care facility' under Schedule 1 to recognise the existing use.

## 1.1 Proponent and project team

The Planning Proposal has been prepared on behalf of the applicant, the NSW Department of Education. The project team is listed in **Table 1**.

**TABLE 1 – CONSULTANT TEAM**

<b>ITEM</b>	<b>DESCRIPTION</b>
Planning	Mecone
Traffic	Stantec Australia
Contamination	Douglas Partners
Aboriginal heritage	Artefact
Open space assessment	Otium Planning Group
Civil concept design report	Robert Bird Group

## 1.2 Purpose and content of report

The purpose of this report is to describe and justify the proposed amendment to Ryde LEP 2014. It has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).
- the NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline 2022'.
- Relevant Ministerial Directions issued under section 9.1 of the EP&A Act 1979.

This report provides the following information:



- a description of the Site in its local and regional context
- a statement of the objectives and intended outcomes
- an explanation of the provisions that are proposed to be included in the amended instrument
- The justification of strategic and site-specific merit for the proposed provisions and the process for their implementation including:
  - the suitable need for the planning proposal
  - the proposal's relationship and alignment to the strategic planning framework
  - consideration of environmental, social and economic impacts
  - adequacy of infrastructure
  - relevant State and Commonwealth interests
- Community consultation to be undertaken and considered.

## 1.3 Background

### 1.3.1 Overview of the proposal

The proposal seeks to rezone the Site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation and include 'centre-based child care facility' as an additional permitted use on Lot 1 DP 437180 under Ryde LEP 2014.

The Site is the location of the former Meadowbank Public School that has been relocated to a new campus within the new Meadowbank Education and Employment Precinct. The school's relocation has presented an opportunity for the conversion of the Site to public open space. This will involve the demolition of existing school buildings and other works to the Site.

The existing school hall located on the western side of the Site is proposed to be retained and repurposed for use as a community facility. Community facilities are permissible in the RE1 Public Recreation zone. The World War 1 Remembrance Garden located on the western boundary of the Site will also be retained. A concept plan showing the outcomes for the Site has been provided below in **Figure 1**.

The north east corner of the Site contains an existing centre-based child care facility that is proposed to be retained. Centre-based child care facilities are permissible in the SP2 Infrastructure (Educational Establishment) zone as development that is ordinarily incidental to or ancillary to an educational establishment, but prohibited in the RE1 Public Recreation zone. As such, the Planning Proposal seeks to include 'centre-based child care facilities' as an additional permitted use on Lot 1 DP 437180 to recognise the child centre as a permissible use.





**FIGURE 1 – CONCEPT SITE PLAN**

*Source: Pedavoli Architects*

## 1.4 Previous discussions with City of Ryde Council

The NSW Department of Education discussed the proposal with officers of the City of Ryde Council at a meeting on 16 March 2021. The Department expressed a desire to rezone the Site for public open space but retain the centre-based child care facility on the Site. At the meeting Council officers expressed general support for the proposal.

A pre-lodgement meeting was held with the City of Ryde Council on 29 November 2022 to discuss a draft of the planning proposal. Council indicated its general support for the proposal, however required further minor amendments to be made to provide sufficient context and clarity to enable further assessment and for potential public exhibition. In summary, these matters related to:

- future ownership of the Site
- school capacity in the locality
- confirmation of existing structure to remain on the Site
- demand for additional open space
- findings of the traffic and parking report
- details of any public consultation.

These matters have been addressed through the Planning Proposal report.

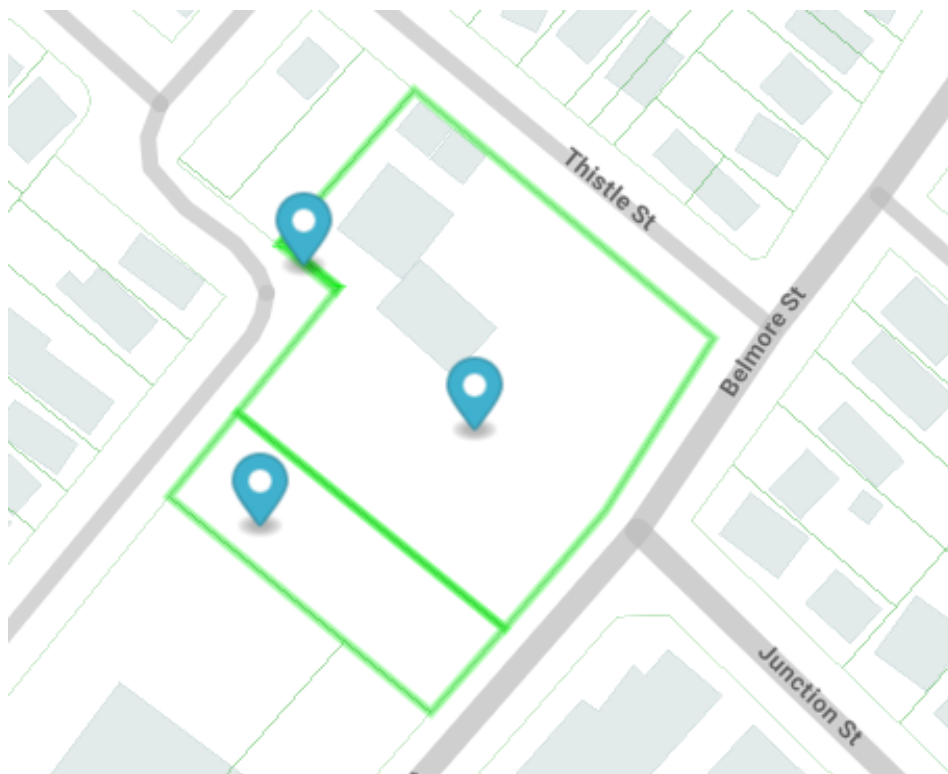


## 1.5 Planning history

The Site has a relatively brief planning and approvals history, which includes a set of development applications made and approved on the Site. **Table 2** below provides an overview of the approval history on the Site.

**TABLE 2 – APPROVAL HISTORY**

<b>CDP2009/0219</b>	On 23 December 2009 consent was issued for the construction of new 14 demountable buildings, communal hall, COLA, and library refurbishment
<b>LDA2015/0571</b>	On 21 January 2016 consent was issued for the installation of demountable classrooms on Meadowbank Public School campus.
<b>LDA2017/0256</b>	On 13 November 2017 consent was issued for the installation of four (4) demountable classrooms on Meadowbank Public School campus.
<b>LDA2020/0349</b>	On 15 January 2021 consent was issued for the installation of two (2) temporary demountable classrooms for Meadowbank Public School.



**FIGURE 2 – SITE PLAN**

Source: Mecone Mosaic

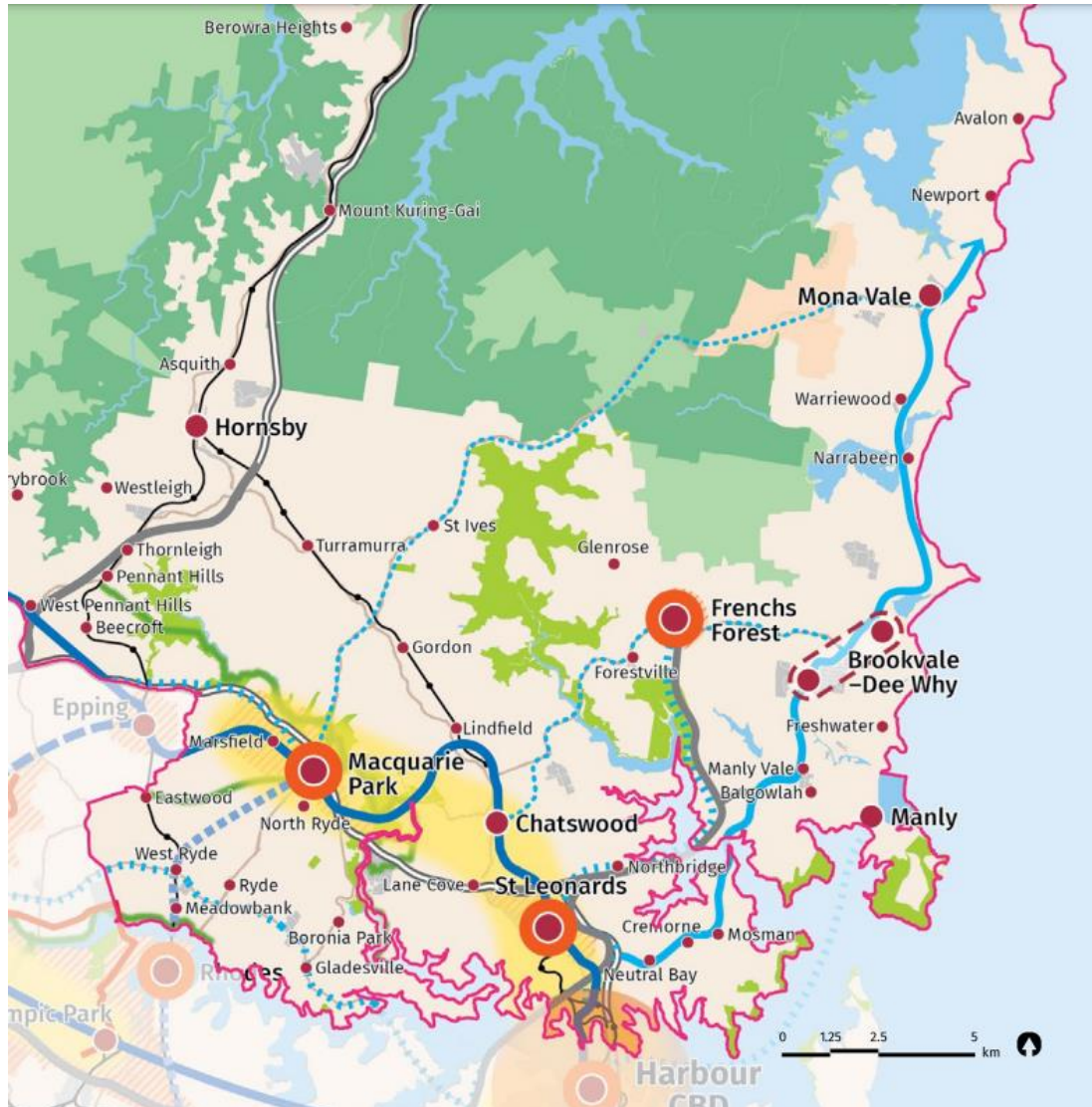




## 2 The Site

### 2.1 Regional context

The Site is located approximately 11.77km northwest of Sydney central business district and approximately 8.7km east of the Parramatta central business district. A regional context map is provided at **Figure 2**.



**FIGURE 3 – REGIONAL CONTEXT PLAN**

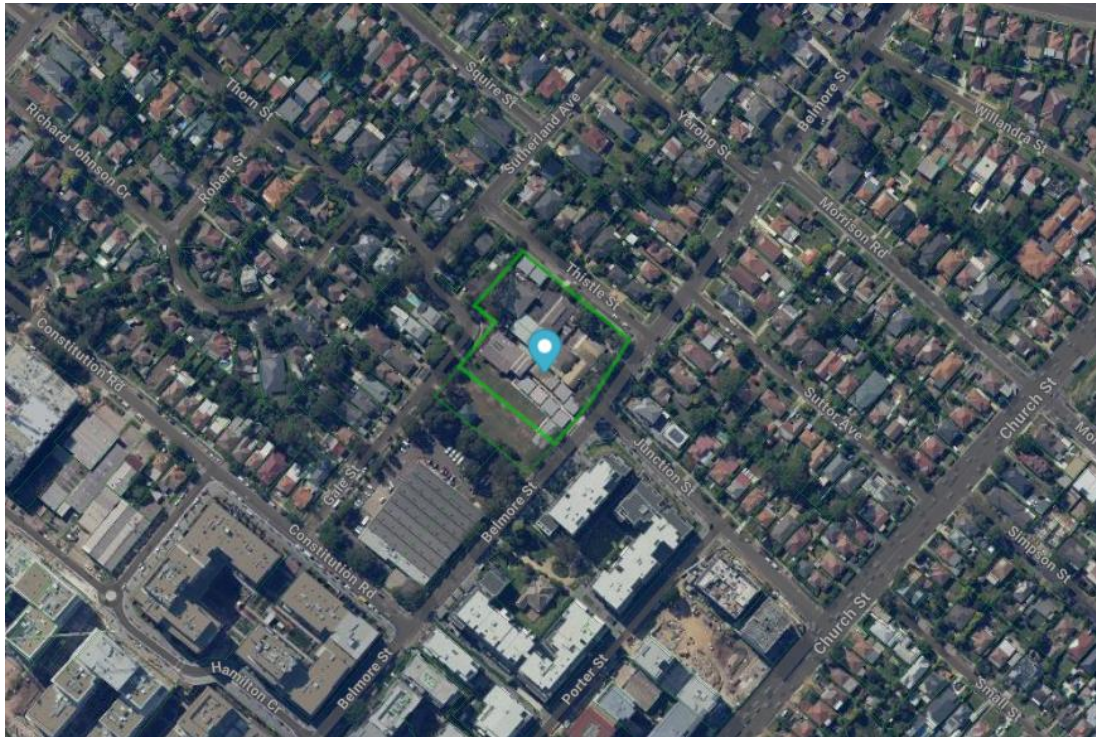
Source: Northern District Plan 2056



## 2.2 Local context

The Site is located within the City of Ryde Council local government area (LGA).

The local context consists of low density residential and higher density mixed use. Residential uses are located to the north, east and west, while mixed uses are located to the south. A local context map is provided at **Figure 3**, while a Site plan is provided at **Figure 4**.



**FIGURE 4 – LOCAL CONTEXT PLAN**

Source: Mecone Mosaic

## 2.3 Site description

The Site is located at 2 Thistle Street, Ryde comprising of three lots and is legally described as:

- Lot 1 DP120850
- Lot 1 DP437180
- Lot 1 DP135062.

The Site is irregular in shape and has a combined approximate area of 1 hectare. The Site has a frontage of approximately 94m to Thistle Street and 86m to Belmore Street.

The Site was formerly used as the Meadowbank Public School with a range of buildings, including demountable buildings, classrooms, staff facilities, a school hall and outdoor recreational areas.

The Site also contains an operating centre-based child care facility in the north east corner of Lot 1 DP 437180.





## 2.4 Surrounding development

The Site is surrounded by predominately residential uses consisting of single to two storey dwellings to the north, east and west. It is also surrounded by mixed use development to the south, consisting of the City of Ryde operation centre and apartment buildings.

Approximately 200m west of the Site there is existing public recreation zoned land that includes a children's playground area.

There are two local heritage items listed in the Ryde LEP 2014 that are within proximity of the Site:

- local heritage item 57 'Crowie home', located on 74 and 78 Belmore Street, within 100m of the Site
- local heritage item 330 'House' located at 11 Constitution Road, within 200m on the Site.

Figures 5 to 7 provide photos of existing development that surround the Site.



**FIGURE 5 – SOUTHEAST OF THE SITE ON 74 BELMORE STREET, RYDE (“CROWIE” HERITAGE ITEM 330)**

*Source: Google Maps*



**FIGURE 6 – CITY OF RYDE OPERATION CENTRE SOUTH OF THE SITE ON CONSTITUTION ROAD**

*Source: Google Maps*





**FIGURE 7 – SURROUNDING DEVELOPMENT TO THE NORTH OF THE SITE ON THISTLE STREET**

Source: Google Maps

## 2.5 Current Ryde LEP provisions

The table below outlines key existing controls applicable to the Site under Ryde LEP 2014.

**TABLE 3 – CURRENT RYDE LEP 2014 PROVISIONS**

Part 2 – Permitted and prohibited development	The land is zoned SP2 Infrastructure (Educational Establishment). Schools and centre-based child care facilities are permitted in the zone.  Centre-based child care facilities are prohibited in the RE1 Public Recreation zone.
2.5 Additional permitted uses for particular land	The Site is <u>not</u> currently identified for any additional permitted uses under Schedule 1.
4.1 Minimum subdivision lot size	The Site is <u>not</u> subject to a minimum lot size control.
4.3 Height of buildings	The Site is <u>not</u> subject to a maximum building height control.
4.4 Floor space ratio	The Site is <u>not</u> subject to a maximum FSR.
5.10 Heritage conservation	The Site is <u>not</u> identified as a heritage item and is not located in a heritage conservation area. Two local heritage items are located in the vicinity of the site: <ul style="list-style-type: none"> <li>• Item 57 ‘Crowie home’ located at 74 and 78 Belmore Street</li> <li>• item 330 ‘House’ located at 11 Constitution Road.</li> </ul>
7.1 Acid sulfate soils	The Site is classified as Class 5 on the Ryde LEP 2014 Acid Sulfate Soils Map.



## 3 The planning proposal

Section 3.33 of the EP&A Act 1979 outlines the required contents of a planning proposal. The NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline' (September 2022) provides further guidance and separates the requirements into six components or parts. These parts are addressed in the proceeding subsections as follows:

- Section 3.1: Part 1 – A statement of the objectives and intended outcomes of the proposed changes to Ryde LEP 2014
- Section 3.2: Part 2 – An explanation of the provisions that are to be amended in the proposed changes to Ryde LEP 2014
- Section 3.3: Part 3 – The justification of strategic and site-specific merit for the proposed provisions and the process for their implementation including:
  - the suitable need for the planning proposal
  - the relationship and alignment to the strategic planning framework
  - consideration of environmental, social and economic impacts
  - adequacy of infrastructure
  - relevant State and Commonwealth interests
- Section 3.4: Part 4 – Maps (existing and proposed changes) to identify the intent of the planning proposal and the area to which it applies
- Section 3.5: Part 5 – Community consultation details and government agency consultation to be undertaken on the planning proposal
- Section 3.6: Part 6 – Project timeline to detail the anticipated timeframe for the LEP making process.

### 3.1 Part 1 – Objectives and intended outcomes

The objectives and intended outcomes of the proposal are:

- to facilitate the delivery of a new public open space recreation area that responds to the needs of the growing population
- convert the former school hall for use as a community facility
- to enable the operation of the centre-based child care facility on Lot 1 DP 437180.

### 3.2 Part 2 – Explanation of provisions

In order to achieve the objectives and intended outcomes, the proposal seeks to amend:

- the Land Zoning Map – Sheet LZN\_006 to rezone the site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation
- Schedule 1 Additional permitted uses to permit centre-based child care facility on Lot 1 DP 437180.



### 3.3 Part 3 – Justification

#### 3.3.1 Section A – Need for the proposal

##### 3.3.1.1 Q1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is the result of a decision by the NSW Department of Education to relocate the Meadowbank Public School to 6 Rhodes Street, Meadowbank as part of the Meadowbank Education and Employment Precinct Schools Project.

The proposed rezoning of the site to RE1 Public Recreation was a result of the NSW Department of Education's proposal to convert the surplus school site to public open space.

The proposed rezoning of the surplus school site to public recreation is consistent with Section 5.1 'Open space and active recreation' of the City of Ryde Local Strategic Planning Statement. This states that, as a result of the City of Ryde's growing population, it is essential to provide facilities that are critical to an active and healthy lifestyle by aiming to:

*“Protect, increase and enhance the City of Ryde's open space and recreation facilities to ensure residents of all ages and abilities can benefit.”*

##### 3.3.1.2 Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

The current SP2 Infrastructure (Educational Establishment) zone does not reflect the intended use of the Site as a recreation area. The best means of achieving this outcome is to rezone the Site to RE1 Public Recreation. The objectives of the RE1 Public Recreation zone best reflects the intended use of the Site as a recreation area.

The alternative is to include recreation areas as a permissible use in the SP2 Infrastructure zone or as an additional permitted use on the Site. However, the objectives of the SP2 Infrastructure zone would not reflect the intended dominant use of the Site as a recreation area.

In terms of the centre-based child care facility, listing the use in Schedule 1 as an additional permitted use would enable the use of the facility on the Site without permitting the use more broadly across the RE1 Public Recreation zone.

Reliance on existing use rights for the centre-based child centre was explored to avoid the need for an additional permitted use. A request was made to the City of Ryde Council to obtain a copy of the development consent for the existing centre-based child care facility. Council advised that the child care facility was approved under DA1991/18.



### 3.3.2 Section B – Relationship to strategic planning framework

#### 3.3.2.1 Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The relevant plans and strategies applicable to the site are addressed below.

#### **Greater Sydney Region Plan: A metropolis of three cities 2018**

The Greater Sydney Region Plan sets a 40-year vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. The Planning Proposal is consistent with the directions and objectives contained within the Region Plan. Table 4 below demonstrates how the Planning Proposal gives effect to relevant objectives from the Region Plan.

The table below outlines key existing controls applicable to the Site under Ryde LEP 2014.

**TABLE 4 – GREATER SYDNEY REGION PLAN**

<b>OBJECTIVE</b>	<b>COMMENT</b>
<b>Infrastructure</b>	
<b>Objective 3:</b> Infrastructure adapts to meet future needs	Meadowbank Public School has been relocated to better service the needs of the local community. The proposed rezoning allows for the Site’s adaptive reuse to public open space to address demand from the growing residential population in the area.
<b>Liveability</b>	
<b>Objective 6:</b> Services and infrastructure meet communities’ changing needs	The rezoning will create public open space to address the demand from increasing residential population in the area. The Site will engage people of all demographics to be more physically and socially active.
<b>Objective 7:</b> Communities are healthy, resilient, and socially connected	The proposed open space will encourage healthy and active lifestyles and provide safe connections from homes to services that are located within the area. It will provide a strong social interaction with the prospect for sports games and physical activity.
<b>Sustainability</b>	
<b>Objective 31:</b> Public open space is accessible, protected and enhanced	The proposal intends to create a public open space that enhances the character of Ryde. It will optimise open space areas for recreation, sport and social activity.





## North district plan 2018

The NSW Government released the North District Plan in 2018. It is a 20-year plan to manage growth in terms of economic, social and environmental matters to achieve the 40-year vision set out in the Greater Sydney plan. It sets out the strategic framework for the District to 2056. The planning proposal is consistent with the relevant objectives of the District Plan, as shown in the Table 5 below.

TABLE 5 – NORTH DISTRICT PLAN 2018

OBJECTIVE	COMMENT
<b>Infrastructure</b>	
<b>Planning Priority N1</b> Planning for a city supported by infrastructure	Meadowbank Public School has been relocated to better service the needs of the local community. The proposed rezoning allows for the Site's adaptive reuse to public open space to address demand from the growing residential population in the area.
<b>Liveability</b>	
<b>Planning Priority N3</b> Providing services and social infrastructure to meet people's changing needs	The rezoning will create public open space to address the demand from increasing residential population in the area. The Site will engage people of all demographics to be more physically and socially active.
<b>Planning Priority N4</b> Fostering healthy, creative, culturally rich and socially connected communities	The proposed open space will encourage healthy and active lifestyles and provide safe connections from homes to services that are located within the area. It will provide a strong social interaction with the prospect for sports games and physical activity.
<b>Sustainability</b>	
<b>Planning Priority N20</b> Delivering high quality open space	The proposal intends to create a public open space that enhances the character of Ryde. It will optimise open space areas for recreation, sport and social activity.

### 3.3.2.2 Q4. Is the planning proposal consistent with a council Local Strategic Planning Statement (LSPS) that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

The relationship between the planning proposal and applicable local plans and strategies has been considered in relation to whether the planning proposal has strategic merit, as detailed following.

#### Planning Ryde: Local Strategic Planning Statement 2020

The City of Ryde Local Strategic Planning Statement (LSPS) provides for a land use vision that will guide the future growth and development across the Ryde LGA to 2040.

The table below demonstrates how the Planning Proposal aligns with relevant planning priorities and actions identified within the LSPS.





**TABLE 6 – CITY OF RYDE LSPS**

ACTION	RESPONSE
<p><b>Vision:</b> The City of Ryde will be a liveable, prosperous and connected city, that provides for our future needs while protecting nature and our history. As a city with diverse and vibrant centres, our neighborhoods will reflect and serve our residents and business. Our well-planned places will enhance the health, wellbeing and resilience of our future community. They will also foster innovation, equity, inclusion and resilience</p>	
<p><b>Response:</b> The rezoning of the Site will provide a space that provides an important service for the health and wellbeing of the community. The introduction of public open space will meet the needs of residents in the high density residential area. It will encourage residents to engage in social interactions and provide the community with elements of liveability and connectedness.</p>	
<p><b>Direction 2.1: Housing growth and relationship to infrastructure</b></p>	
<p><b>Planning Priority IN1:</b> Align growth with infrastructure: provide sufficient infrastructure to support current and future population growth</p>	<p>The proposal will facilitate social infrastructure for the growing population within the Ryde area. The rezoning will provide a new public open space, community facility and the addition use for the centre-based child care facility to operate on the Site.</p>
<p><b>Planning Priority IN3:</b> Collaborate with relevant stakeholders to achieve appropriate outcomes from existing renewal projects</p>	<p>The Planning Proposal is a direct response to the relocation of Meadowbank Public School to the Meadowbank Education and Employment Precinct. The rezoning of the site enables its adaptive reuse for public open space.</p>
<p><b>Planning Priority IN5:</b> Prepare a local infrastructure strategy</p>	<p>The Planning Proposal facilitates the coordination between Ryde Council and the NSW Government to ensure the site can be used for public open space.</p>
<p><b>Direction 3.2 Centre</b></p>	
<p><b>Planning Priority C4:</b> Encourage walking and cycling for travelling to work, education or recreational purposes. Provide better connections and link facilities for pedestrians and cyclists, recognising that their safety is paramount.</p>	<p>The rezoning of the Site to public recreation will improve pedestrian and cycle connections between Gale Street and Belmore Street. More direct movements encourage residents to access transport services such as the bus stops on Belmore Street and Constitution Road.</p>
<p><b>Planning Priority C6:</b> Prioritise liveability through an attractive, sustainable and well-designed environment</p>	<p>The rezoning of the Site will encourage people to spend time within the public space. The future public open space will improve the public domain in an area containing low and high density residential development to the north, west and east, and industry to the south.</p>
<p><b>Direction 3.5: Culture and wellbeing</b></p>	
<p><b>Planning Priority CW4:</b> Provide multi-purpose community facilities</p>	<p>The reuse of the former school hall as a multi purpose community facility on the Site will provide opportunities for community events within the space.</p>



## Direction 5.1: Open space and active recreation

### Planning Priority OS1:

Provide accessible open space to service population needs

The rezoning will create new public open space to meet the needs of the current and future population.

## Our Vision for Ryde 2028 Community Strategic Plan

The City of Ryde Community Strategic Plan sets out 7 key priorities for the City of Ryde LGA over the next 6 years. The Planning Proposal aligns with these key priorities as demonstrated below:

- *Our Vibrant and Liveable City* – The proposal will provide the surrounding area with a vibrant and sustainable open space that provides liveability and contributes to the local amenity.
- *Our Active and Healthy City* – The proposal will ensure that the site is a place of recreation, leisure and physical activity that will encourage healthy, active lifestyles and social interactions.
- *Our Natural and sustainable City* – The proposal will enable sustainable planning with the incorporation of environmentally resilient components.
- *Our Smart and Innovative City* – The proposal will create further public open space that can incorporate smart technology into the public space.
- *Our Connected and Accessible City* – The proposal will improve pedestrian and cycle connectivity and accessibility to public transport.
- *Our Diverse and Inclusive City* – The proposal will provide for community inclusion and involvement as well as being a space that celebrates the rich diversity of the area.
- *Our Open and Progressive City* – Embellishment and future use of the site will involve community consultation.

### 3.3.2.3 Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with all relevant State Environmental Planning Policies (SEPPs) as demonstrated in the table below.

**TABLE 7 – STATE ENVIRONMENTAL PLANNING POLICIES**

SEPP	CONSISTENCY	COMMENT
SEPP (Biodiversity and Conservation) 2021	Not applicable	This SEPP provides controls for vegetation removal in non-rural areas and for koala habitat protection.  The Site is located in an urban area that was formerly used as a school. It contains limited vegetation.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable	This SEPP provides State-wide development controls and standards for exempt and complying development.



		The SEPP does not relate to a planning proposal.
SEPP (Resilience and Hazards) 2021	Consistent	Chapter 4 of this SEPP provides a Statewide planning approach to the remediation of contaminated land.  The Planning Proposal does not inhibit operation of this SEPP. Contamination investigations has been carried out by Douglas Partners that identifies that the land is suitable for an open space use.
SEPP (Housing) 2021	Not applicable	This SEPP provides for development pathways and incentives to provide for diverse forms of housing, including affordable rental housing and seniors housing.  The SEPP is not relevant to this Planning Proposal.
SEPP (Industry and Employment) 2021	Not applicable	This SEPP aims to promote economic development of the Western Sydney Employment Area and also provides a State-wide framework for the assessment and consideration of advertising and signage proposals.  The SEPP is not relevant to this Planning Proposal.
SEPP (Primary Production) 2021	Not applicable	This SEPP provides controls for the use and development of land for primary production.  The SEPP is not relevant to this Planning Proposal.
SEPP (Transport and Infrastructure) 2021	Consistent	This SEPP identifies development for which State agency consultation or concurrence must be required, and also provides for development which can be undertaken by infrastructure agencies without development consent.  The Planning Proposal does not inhibit the application of the Transport and Infrastructure SEPP.
SEPP (Resources and Energy) 2021	Not applicable	This SEPP provides controls for mining and other extractive industries and is not relevant to the Planning Proposal
SEPP (Planning Systems) 2021	Not applicable	This SEPP identifies regionally significant and State significant development, and also provides for controls and considerations relating to land owned by Local Aboriginal Land Councils.



		The SEPP is not relevant to this Planning Proposal.
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Central River City) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Western Parkland City) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Precincts – Regional) 2021	Not applicable	The Site is not located in a precinct identified in this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable	The Site does not require a BASIX Certificate as identified in this SEPP.

### 3.3.2.4 Q6. Is the planning proposal consistent with applicable Ministerial Directions under s9.1 of the EP&A Act?

The planning proposal is consistent with all relevant Ministerial directions issued under s9.1 of the EP&A Act. The table below provides commentary on key directions.

**TABLE 8 – SECTION 9.1 MINISTERIAL DIRECTIONS**

CLAUSE	DIRECTION	CONSISTENT	COMMENT
<b>Focus area 1: Planning Systems</b>			
1.1	Implementation of Regional Plans	Applicable	The Planning Proposal is consistent with the directions and objectives of the Greater Sydney Region Plan as discussed in the response to question 3 under section 3.3.2.1.
1.2	Development of Aboriginal Land Council Land	Not applicable	The Site is not identified as Aboriginal Land Council Land.
1.3	Approval and Referral Requirements	Consistent	The proposal does not include consultation, referral or concurrence provisions, nor clarifies any development as designated development.
1.4	Site Specific Provisions	Consistent	The planning proposal does not propose any unnecessarily restrictive site-specific planning controls. The proposal will allow an open space area as well as the operation of the centre-based child



care facility without imposing any development standards or requirements in addition to those already contained in the Ryde LEP 2014.

1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The Site is not located in the Parramatta Road Corridor.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Northwest Priority Growth Area.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Greater Parramatta Priority Growth Area.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Wilton Priority Growth Area.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The Site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable	The Site is not located in the Western Sydney Aerotropolis.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable	The Site is not located in the Bayside West Precinct.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The Site is not located in the Cooks Cove Precinct.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	The Site is not located in the St Leonards and Crows Nest.
1.14	Implementation of Greater Macarthur 2040	Not applicable	The Site is not located in the Greater Macarthur area.



1.15	Implementation of the Pymont Peninsula Place Strategy	Not applicable	The Site is not located in the Pymont Peninsula Place.
1.16	North West Rail Link Corridor Strategy	Not applicable	The Site is not located in the North West Rail Link Corridor.
1.17	Implementation of the Bays West Place Strategy	Not applicable	The Site is not located in the Bays West Place Strategy.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable	The Site is not located in the Macquarie Park Innovation Precinct.
1.19	Implementation of the Westmead Place Strategy	Not applicable	The Site is not located in Westmead Place.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable	The Site is not located in the Camellia-Rosehill
1.21	Implementation of South West Growth Area Structure Plan	Not applicable	The Site is not located in the South West Growth Area.
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable	The Site is not located in Cherrybrook.
<b>Focus area 3: Biodiversity and Conservation</b>			
3.1	Conservation Zones	Not applicable	The Site is not identified as being in a Conservation Zone.
3.2	Heritage Conservation	Not applicable	The Site is not identified as being in a Heritage Conservation Area.
3.3	Sydney Drinking Water Catchments	Not applicable	The Site is not identified as being in located in the Sydney Drinking Water Catchment.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	The Site is not identified as being in a C2 or C3 zone in the Far North Coast.
3.5	Recreation Vehicle Areas	Not applicable	The Site is not identified as or around sensitive land where impacts from recreational vehicles could occur.



3.6	Strategic Conservation Planning	Not applicable	The Site is not identified as containing high biodiversity value.
3.7	Public Bushland	Consistent	The Site does not contain bushland of ecological value.
3.8	Willandra Lakes Region	Not applicable	The Site is not located in the Willandra Lakes Region.
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable	The Site is not located in the Foreshores and Waterways Area
3.10	Water Catchment Protection	Consistent	The proposal will not impact on the Sydney Drinking Water Catchment

#### Focus 4: Resilience and Hazards

4.1	Flooding	Justifiably inconsistent	<p>According to the City of Ryde's Parramatta River Cub-Catchments Flood Study and Floodplain Risk Management Plan 2013 ('the Study'), the Site is in a flood prone area within the Charity Creek catchment. The flood flow path is located at the south-east to south-west of the Site. However, the Study states that <i>due to the nature of flood events in the Ryde catchment areas, isolation of communities is not a primary concern.</i></p> <p>The proposal does not seek to rezone the Site to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose zone. The proposal will reduce the development potential on the Site.</p> <p>The conversion of the Site from a school to open space will result in minimal impacts to a partial area of 'low risk' flood risk precinct resulting in negligible impacts from the proposed development. The removal of the existing school buildings and hardstand areas will increase the amount of pervious areas on the Site.</p> <p>Additionally, the proposal seeks to include an additional permitted use on Lot 1 DP 437180 for a 'centre-based child care facility' under Schedule 1 to recognise the existing use. However, the 'Study' does not identify the Site as a 'hot-shot', in an area where the</p>
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occupants of the development cannot effectively evacuate. This indicates that the flood affectation and evacuation capacity does not prevent a 'centre-based child care facility' from being located on the Site.

There are also no Special Flood Considerations applying to the Site.

4.2	Coastal Management	Not applicable	The Site is not identified as being located in a coastal area.
4.3	Planning for Bushfire Protection	Not applicable	The Site is not identified as bushfire prone.
4.4	Remediation of Contaminated Land	Consistent	<p>The proposal seeks to change the site's zoning as well as an additional permitted use for the centre-based child care facility. The Site was formerly used as an educational establishment and centre-based child care facility.</p> <p>The contamination report outlines that the site is low risk and its future use as open space is suitable for the Site.</p>
4.5	Acid Sulfate Soils	Consistent	The Site is identified as Class 5 Acid Sulfate Soils (low risk) as identified by the contamination report. It is anticipated that the future open space area and existing centre-based child care facility will not be adversely affected by acid sulfate soils.
4.6	Mine Subsidence and Unstable Land	Not applicable	The Site is not identified as being a constraint from mine subsidence.
<b>Focus area 5: Transport and Infrastructure</b>			
5.1	Integrating Land Use and Transport	Consistent	The proposal introduces a pathway that allows the surrounding residential land to access public transport more efficiently.
5.2	Reserving Land for Public Purposes	Consistent	<p>The proposal does not contain any land that has been reserved for a public purpose, and no requests have been made to reserve such land.</p> <p>Notwithstanding, the proposal facilitates the provision of public facilities by providing a public recreation area that will be owned by the Department of Education. The Department is in discussions with the City of Ryde</p>





Council about the ongoing operation and maintenance of the hall and open space grounds.

5.3	Development Near Regulated Airports and Defence Airfields	Not applicable	The Site is not located near regulated airports or a defence airfield.
5.4	Shooting Ranges	Not applicable	The Site is not located near an adjacent shooting range.

#### **Focus area 6: Housing**

6.1	Residential Zones	Not applicable	The Site is not located in a residential zone.
6.2	Caravan Parks and Manufactured Home Estates	Not applicable	The proposal does not involve any caravan or manufactured home estates.

#### **Focus area 7: Industry and Employment**

7.1	Business and Industrial Zones	Not applicable	The Site is not located in a business or industrial zone.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable	The proposal does not involve any non-hosted short-term rental accommodation.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	The Site is not located along the Pacific Highway, North Coast

#### **Focus area 8: Resources and Energy**

8.1	Mining, Petroleum Production and Extractive Industries	Not applicable	The proposal does not carry out any mining or production industries on the Site.
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#### **Focus area 9: Primary Production**

9.1	Rural Zones	Not applicable	The Site is not located in a rural zone
9.2	Rural Lands	Not applicable	The Site is not located on rural lands



9.3	Oyster Aquaculture	Not applicable	The Site is not proposed for the purposes on Oyster Aquaculture
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	The Site is not located on the Far North Coast.

### 3.3.3 Section C – Environmental, social and economic impact

#### 3.3.3.1 Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Site was formerly used as a school and part of the Site is still used as a centre-based child care facility. The Site is located in a high densely populated urban area.

There are no known critical habitats or threatened species, populations or ecological communities on the site or surrounds that will be adversely affected as a result of the Planning Proposal.

#### 3.3.3.2 Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are no known environmental effects resulting from the Planning Proposal. The rezoning of the Site to RE1 Public Recreation will enable the demolition of former school buildings and the landscaped embellishment of the Site as a public recreation area. The Planning Proposal will enhance the environment in a densely populated urban area.

- **Transport and parking**

A Traffic and Parking Assessment (TPA) was prepared by Stantec to support the proposal.

##### Parking

The TPA notes there is a large variety of on-street parking along Thistle Street, Belmore Street, Gale Street, Sutherland Avenue and Constitution Road. These parking provisions are in place currently to accommodate the previous Meadowbank Public School. With the relocation of the school and no change to the parking provisions, it will be sufficient in accommodating parking spaces for users of the public park. As majority of the neighbouring residents will walk to access the Site, parking spaces will be available for people visiting the area. Stantec concluded that parking demands as a result of the Planning Proposal is expected to be readily accommodated on the surrounding on-street parking spaces.

##### Traffic Generation

The TPA notes that Transport for NSW (Roads and Maritime Services) does not provide traffic generating information for the intended uses on the Site. Stantec concluded that in terms of trip generation, the community facility is expected to generate relatively low traffic volumes, of up to 30



vehicular trips during peak hour. Approximately one vehicle every two (2) minutes is expected to be readily accommodated on the road network.

The TPA concluded that the parking demands generated by the proposal are expected to be sufficient and are able to be readily accommodated on the surrounding on-street parking spaces. Additionally, the proposal is expected to have a negligible traffic impact to the surrounding development.

- **Contamination**

The Site has been previously used as school and is not known to have been used for contaminating activity. The Site was not identified as having potential for contamination through the previous development application on the Site as per section 1.5 of this document.

A contamination report was conducted by Douglas Partners in May 2021 that undertook further investigation to support the Planning Proposal. This report is a Remediation Action Plan (RAP) that concluded that the Site is suitable for public open space following appropriate remediation, management, and validation.

- **Heritage**

#### Aboriginal heritage

A due diligence was conducted by Artefact to determine if the Site is constrained by Aboriginal heritage and whether further assessment is required. Artefact concluded that the Site does not contain any identified Aboriginal objects and is not likely to contain any unidentified Aboriginal objects.

#### European heritage

There are two local heritage items listed in Ryde LEP 2014 that are within the vicinity of the Site:

- local heritage item 330 "House" on Constitution Road
- local heritage item 57 "Crowie House" on Belmore Road.

Despite the proximity of these items, the Planning Proposal will not impact on their significance.

- **Flooding and drainage**

A Civil Concept Design Report was prepared by Robert Bird Group. The report provides an overview of the future civil engineering design scheme for the Site that will be subject to a separate development application. The design scheme proposes:

- Minimal disturbance to the region, maintaining catchments for stormwater drainage paths and reduced earthworks
- natural systems where possible
- assets that are seamless within the Site, constructable, safe and minimises nuisance.

The intent of the design is to grade and best utilise the natural fall across the Site. The design aims to balance cut and fill required to minimise earthworks. The proposed grading works will aim to match pit levels where possible and match with the existing topographic levels that will be retained.



The conversion of the Site to open space will naturally improve its permeability.

### 3.3.3.3 Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposal will provide a social benefit by providing open space for the health and well-being of current and future residents.

The continual operation of the centre-based childcare facility will maintain the social services in the area, as well as supporting the local economy by ensuring childcare centre jobs are retained.

#### **School capacity**

Prior to the relocation of the Meadowbank Public School, the Site had seven Permanent Learning Spaces (PLS) and 17 Demountable Learning Spaces (DLS). The Site had a total student capacity equivalent to 552 students (161 students in PLS and 391 in DLS). With a reliance on DLS totalling 71% of use, the Site was not able to accommodate the growth in enrolments. The Meadowbank Employment and Education Precinct can accommodate up to 1,000 primary school students, which is an increase in capacity of approximately 81%.

#### **Open space needs**

There is a level of importance with the need for open space and recreation facilities. Public open space is critical for community health and wellbeing as they ensure that urban environments support and sustain communities. An open space needs assessment was conducted by Otium Planning Group. It assessed the area that surrounds the Site in terms of open space provision. The report found that the area is constrained by major public roads that act as barriers to accessing open space within a 400m walking distance. Additionally, it found that properties that surround the Site currently have little access to open space and therefore the need for new public open space is essential.

## 3.3.4 Section D – State and Commonwealth Interests

### 3.3.4.1 Q10. Is there adequate public infrastructure for the Planning Proposal?

The Site is located in a developed residential and mixed use area and is serviced by all relevant utilities and infrastructure. It is unlikely there are constraints in existing infrastructure which would prevent the use of the Site as a recreation area and centre-based child care facility.

### 3.3.4.2 Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

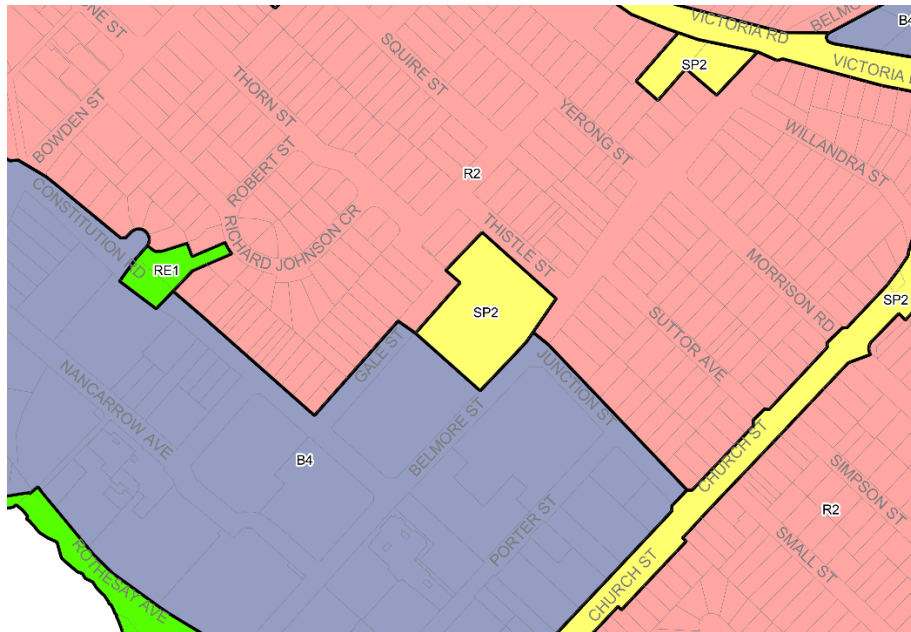
At this stage, the views of relevant State and Commonwealth authorities have not been obtained. This will occur following Gateway determination and likely to include:

- Transport for NSW
- Heritage NSW.



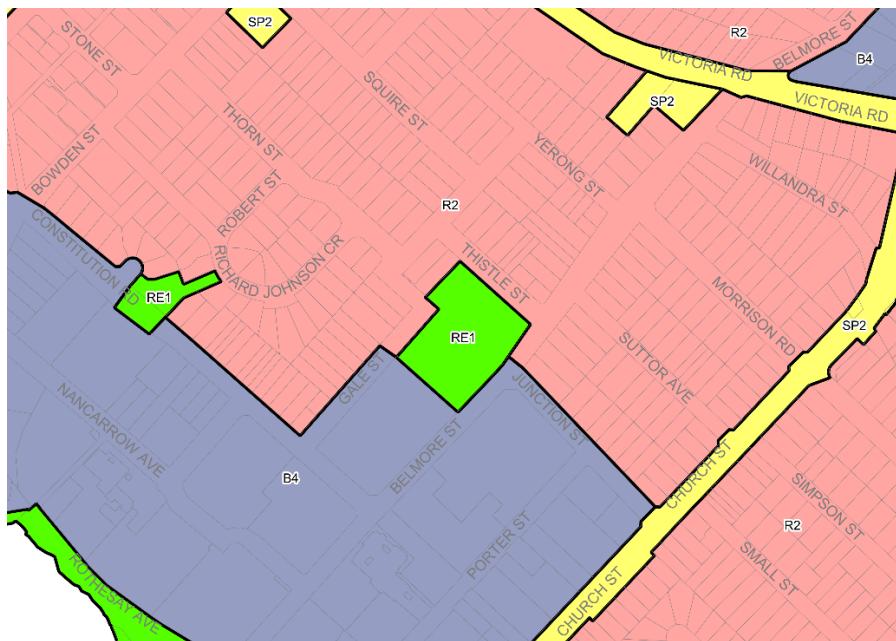
### 3.4 Part 4 – Mapping

The Planning Proposal will require an amendment to Land Zoning Map – Sheet LZN\_006. In particular, the site will be rezoned from SP2 Infrastructure (Educational Establishments) to RE1 Public Recreation. The existing and proposed maps are included as an attachment.



**FIGURE 8 – CURRENT LAND ZONING MAP**

Source: City of Ryde Land Zoning Map



**FIGURE 9 – PROPOSED LAND ZONING MAP**

Source: City of Ryde Land Zoning Map



### 3.5 Part 5 – Community consultation

The NSW Department of Education has undertaken consultation with the community about the relocation of the primary school and the use of the Site for open space. A community information session was held on the 1 December 2022. The proponent hosted a drop-in information session to provide an opportunity for the local community to learn more about the future use of the Site as open space. No major concerns were raised by the community.

It is expected that further consultation will occur in line with the Council's Community Participation Plan, with the Planning Proposal to undergo public notification following receipt of a Gateway determination.

### 3.6 Part 6 – Project timeline

The anticipated timeframe for the completion of the Planning Proposal, based on the benchmark timeframes for a standard planning proposal, is as follows:

**TABLE 9 – PROJECT TIMELINE**

<b>MILESTONE</b>	<b>DATE</b>
Submission of the Planning Proposal	December 2022
Consideration by Local Planning Panel	February 2023
Council Decision	March 2023
Gateway determination	April 2022
Pre-exhibition	May 2023
Commencement and completion of public exhibition	June 2023
Consideration of submissions	July 2023
Post-exhibition review and additional studies	August 2023
Final Council Decision	September 2023
Submission to Department for finalisation	October 2023
Finalisation of LEP amendment	November 2023



## 4 Conclusion

This Planning Proposal for land known at 2 Thistle Street, has been prepared in accordance with:

- Section 3.33 of the EP&A Act 1979.
- NSW Department of Planning and Environment's 'Local Environmental Plan Making Guideline'.
- Relevant Ministerial Direction under section 9.1 of the EP&A Act 1979.

The Planning Proposal provides full justification for the proposed changes to Ryde LEP 2014 to:

- rezone the site from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation
- amend Schedule 1 Additional permitted uses to include 'centre-based child care facilities' on Lot 1 DP 437180.

The justification demonstrates that the Planning Proposal has strategic and site-specific merit.



