

<b>Date Issued</b>	11 May 2023
<b>Panel Members</b>	Steve O'Connor (Chair) Brett Newbold (Independent Expert) David Crofts (Independent Expert) Antonio Panzarino (Community Representative)
<b>Apologies</b>	NIL
<b>Declarations of Interest</b>	NIL

Meeting held remotely via teleconference on 11 May 2023.  
 Papers circulated electronically on 4 May 2023.

#### **MATTER CONSIDERED**

##### 2 Thistle Street Ryde (Meadowbank Public School) - LEP2022/8

Planning Proposal to rezone the site from the existing SP2 (Educational Establishment) to RE1 Public Recreation, and include "centre based child care facility" as an additional permitted use on Lot 1 DP437180 under the provisions of Clause 2.5, Schedule 1 of the Ryde Local Environmental Plan 2014 (LEP).

#### **PANEL CONSIDERATIONS AND ADVICE**

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

The Ryde Local Planning Panel recommend to Council that the planning proposal to rezone land at 2 Thistle Street, Ryde, being Lot 1 DP120850, Lot 1 DP437180 & Lot 1 DP135062, from SP2 Infrastructure (Educational Establishment) to RE1 Public Recreation, including a Schedule 1 additional use on Lot 1 DP437180 for a Centre Based Child Care Centre, be submitted for Gateway Determination under 3.34 of the *Environmental Planning and Assessment Act 1979*.

The advice was unanimous.

#### **OBJECTIVES OUTLINED IN COUNCIL'S REPORT**

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

The Panel supports the change in zoning and scheduling the childcare facility as a future potential use.



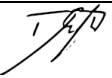
#### **CONDITIONS**

Not applicable

**SCHEDULE 1**

<b>1</b>	<b>Application No.</b>	LEP2022/8
<b>2</b>	<b>Proposal</b>	Planning Proposal to rezone the site from the existing SP2 (Educational Establishment) to RE1 Public Recreation, and include “ <i>centre based child care facility</i> ” as an additional permitted use on Lot 1 DP437180 under the provisions of Clause 2.5, Schedule 1 of RLEP 2014
<b>3</b>	<b>Street Address</b>	2 Thistle Street Ryde
<b>4</b>	<b>Applicant</b>	City of Ryde
<b>5</b>	<b>Reason for referral to RLPP</b>	Required by Ministerial Direction made under Section 9.1 of the <i>Environmental Planning and Assessment Act 1979</i> dated 27 September 2018
<b>6</b>	<b>Relevant mandatory considerations</b>	Not Applicable
<b>7</b>	<b>Material considered by the Panel</b>	<ul style="list-style-type: none"> <li>• Council assessment report and below attachments: <ul style="list-style-type: none"> <li>○ Attachment 1 – Planning Proposal, 2 Thistle St, Ryde</li> <li>○ Attachment 2 – Aboriginal Heritage Due Diligence (Artefact)</li> <li>○ Attachment 3 – Report on Detailed Site Investigation (Contamination), (Douglas Partners, February 2021)</li> <li>○ Attachment 4 – Civil Concept design Report (Robert Bird Group, 25 November 2022)</li> <li>○ Attachment 5 – Existing Survey Plan (3336-DA-00_011 A)</li> <li>○ Attachment 6 – Open Space Assessment (Otium, September 2022)</li> <li>○ Attachment 7 – Meadowbank Open Space - Traffic and Parking Assessment (Stantec, 3 November 2022)</li> </ul> </li> </ul>
<b>8</b>	<b>Meetings, briefings and site inspections by the Panel</b>	<ul style="list-style-type: none"> <li>• Site inspection: NA</li> <li>• Briefing: 11 May 2023 Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Steve O’Connor (Chair), Brett Newbold, David Crofts, Antonio Panzarino</li> <li>○ <u>Council staff</u>: Sandra Bailey, Dyalan Govender, Myra Malek</li> <li>○ <u>On behalf of applicant</u>: Chris Shannon (Mecone), Stevan Vuletic (DoE)</li> </ul> </li> <li>• Papers were circulated electronically on 4 May 2023</li> </ul>
<b>9</b>	<b>Council Recommendation</b>	That the Ryde Local Planning Panel recommend to Council that the Planning Proposal be submitted for Gateway Determination under 3.34 of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>10</b>	<b>Conditions</b>	Not Applicable

**PANEL MEMBERS**

Steve O’Connor (Chair)	
Brett Newbold	
David Crofts	
Antonio Panzarino	