

DETERMINATION AND STATEMENT OF REASONS
SYDNEY EAST JOINT REGIONAL PLANNING PANEL

DATE OF DETERMINATION	10 November 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Abigail Goldberg
APOLOGIES	Sarkis Yedelain, Artine Etmekdjian, Roy Maggio
DECLARATIONS OF INTEREST	Clare Brown declared a conflict of interest as her firm is providing planning consultancy for this application.

Public meeting held at Christies Conference Centre, 3 Spring Street, Sydney on Thursday, 10 November 2016, opened at 2:30PM and closed at 2:30PM.

MATTER DETERMINED

2016SYE029 – Ryde LDA2015/0655 -197-223 Herring Road, Macquarie Park (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.



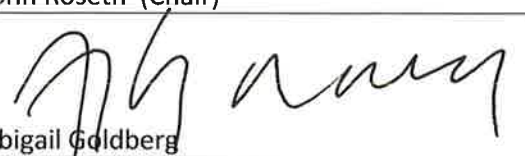
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposal is consistent with the planning controls.
- The proposal provides high density development near an important transport node.
- The proposal provides accommodation close to Macquarie University.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Abigail Goldberg	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2016SYE029 – Ryde – LDA2015/0655
2	PROPOSED DEVELOPMENT	Stage 1 DA for Mixed Use development. The proposal includes the design parameters for the future development of Macquarie Centre. This includes building envelopes for a new commercial/retail/community podium towards Herring Road and four towers also fronting Herring Road.
3	STREET ADDRESS	197-223 Herring Road, Macquarie Park
4	APPLICANT/OWNER	AMP Capital Investors Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 (Remediation of Land) ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Deemed State Environmental Planning Policy Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ryde Development Control Plan 2014 ○ Section 94 Development Contributions Plan 2007 (Amendment 2010) • Planning agreements: Draft Planning Agreement that a developer has offered to enter into under Section 93F of the Act. • <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 27 October 2016 • Written submissions during public exhibition: 13 • Verbal submissions at the panel meeting 10 November 2016: <ul style="list-style-type: none"> ○ Support – nil ○ Object – Martin Chung ○ On behalf of the applicant – Tim Blythe
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meetings: 1 June and 10 November 2016 • Panel meeting: 10 November 2016
9	COUNCIL RECOMMENDATION	Approval subject to conditions
10	DRAFT CONDITIONS	Attached to the council assessment report