

DATE OF DETERMINATION	Thursday 27 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
APOLOGIES	Bill Pickering
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 100 Walker Street North Sydney, on 27 July 2017, opened at 1:00 pm and closed at 1:10 pm.

MATTER DETERMINED

2017SNH009 – Ryde – LDA2016/0602 at 82-84 Waterloo 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 provides apartment accommodation which is a complying use under the Ryde LEP 2014 and consistent with the emerging character of the area.

The only non-compliance with the Ryde LEP 2014 is a minor variation to the height, which is a result of the uneven nature of the existing ground surface. The panel accepts the Clause 4.6 variation provided. The non-compliance does not create any additional overshadowing to adjoining properties.

The variations to the SEPP 65, Apartment Design Guide, are minor and compensated through provision of a new pedestrian link and a linear park on the site.

CONDITIONS

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

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Sarkis Yedelian

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH009 – Ryde – LDA2016/0602
2	PROPOSED DEVELOPMENT	<p>Construction of a mixed use development as follows:</p> <ul style="list-style-type: none"> • Two x 20 storey towers including a shared basement and 4 storey podium; • 357 residential units comprising of 62 x 1 bedroom, 271 x 2 bedroom & 24 x 3 bedroom apartments; • 167m² of retail space; • 4 levels of a basement car parking for 362 cars; • Construction of a riparian edge with a shared pedestrian / cycle path along the northern alignment of the site; • Landscaping works.
3	STREET ADDRESS	82-84 Waterloo Road Macquarie Park
4	APPLICANT/OWNER	Romeciti Project Management Pty Ltd
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 & Regional Development) 2011 ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005(Deemed SEPP) ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ City of Ryde Development Control Plan 2014 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: 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: 14 July 2017 • Clause 4.6 Variation request (submitted with assessment report) • Written submissions during public exhibition: 2 submissions
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting: 14 June 2017 • Final briefing meeting to discuss council's recommendation, 27 July 2017, 11:30 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Deborah Dearing (Chair), John Roseth, Sarkis Yedelian, Sue Francis ○ <u>Council assessment staff</u>: Sandra McCarry, Rebecca Lockart, Natalie Piggot, David Pearce
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

