



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Monday 7 August 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
APOLOGIES	Bill Pickering, Roy Maggio
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 7 August 2017, opened at 11:30 am and closed at 11:35 am.

MATTER DETERMINED

2017SNH010 – Ryde – LDA2016/0567 at 101-107 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 application complies with the Ryde LEP 2014 except in relation to the Floor Space Ratio. The proposal will result in a FSR of 3.3:1 which is an 11% variation over the control. The Panel accepts the Clause 4.6 variation request. It is well founded as the exceedance will result in a better planning outcome and provides sufficient environmental planning grounds for such a variation.

The proposal provides a mixed-use building that is responsive to the strategic objections of the Macquarie University Station Priority Precinct and Council's planning controls for the locality.

The issues raised in submissions include acoustic privacy, solar access, visual amenity and construction impacts. These have been adequately addressed through amendments of the application and the conditions of consent.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report and updated conditions provided by Council 24 July 2017, and amendments dated 4 August 2017.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH010 – Ryde – LDA2016/0567
2	PROPOSED DEVELOPMENT	<p>Demolition of all buildings and structures on the site and construction of a mixed use development comprising the following:</p> <ul style="list-style-type: none"> • Four towers with a total rise of 23 storeys over a shared two storey podium; • 1674.8m2 of retail space; • 680 residential apartments comprising of: 177 x 1 bedroom, 447 x 2 bedroom, 49 x 3 bedroom and 7 x 4 bedroom apartments; • Two basement levels & two above ground levels of car parking for a total of 688 car parking spaces; • A new public road (Road 27) off Waterloo Road running from south to north; • Pedestrian link (bridge) at the north western corner connecting to the adjacent Macquarie Shopping Centre site and • Site landscaping including public domain improvements along Waterloo Road.
3	STREET ADDRESS	101-107 Waterloo Road Macquarie Park
4	APPLICANT/OWNER	Waterloo Road Development P/L
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 ○ 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"> ○ 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: 19 July 2017 • Council updated conditions: 24 July 2017 and 4 August 2017 • Clause 4.6 Variation request • Written submissions during public exhibition: 2

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, 7 August 2017, at 10:30 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian ○ <u>Council assessment staff</u>: Sandra McCarry, Sandra Bailey, Liz Coad, Rebecca Lockart, Daniel Pearce, Chris Gordon, Greg Lewin, Craig Redfern
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report