

DATE OF DEFERRAL	31 July 2019
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Bernard Purcell, Edwina Clifton
APOLOGIES	None
DECLARATIONS OF INTEREST	Bernard Purcell advised that his wife works at URBIS as the National Manager for graphic design. She does not have any influence on the built form design or project specifics. This does not exclude him from participating on the Panel

Papers circulated electronically between 19 July 2019 and 31 July 2019.

MATTER DEFERRED

2017SNH013 – Ryde - LDA2016/0378 - 152-190 Rowe St & 3-5 Rutledge St, Eastwood

REASONS FOR DEFERRAL






The Sydney North Planning Panel (the Panel) considered the voluntary planning agreement (VPA) executed by the Council of the City of Ryde and Yuhu Property (Australia) Pty Limited ABN 68 163 794 296 for the proposed redevelopment at 153/186 Rowe Street, 3-5 Rutledge Street, Eastwood (Panel Matter 2017SNH013) and noting that it excludes the application of sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979.

For the purposes of section 7.4(3A) of the Environmental Planning and Assessment Act 1979 the Panel executed the VPA as a party. The VPA was signed by Sue Francis on 10 July 2019 on behalf of the Panel.

The Panel will determine the application on receipt of a further supplementary report from Council.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 Julie Savet Ward	 Edwina Clifton
 Bernard Purcell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH013 – Ryde – LDA2016/378
2	PROPOSED DEVELOPMENT	<p>Demolition and construction of a mixed-use development comprising 7 buildings accommodating retail, commercial and residential uses. The development will contain:</p> <ul style="list-style-type: none"> • 11,449.4m² of retail space; • 3,629.6m² of commercial space (including office, gym and medical centre) • 409 residential apartments consisting of 97 x 1 bedroom, 249 x 2 bedroom & 63 x 3 bedroom apartments. • 4 levels of basement car parking accommodating 1,035 vehicles. • Building heights ranging from 6 to 13 storeys. • Two open air through-site pedestrian links between Rowe and Rutledge Streets, and • Landscaping works within the site.
3	STREET ADDRESS	152-190 Rowe Street and 3-5 Rutledge Street, Eastwood
4	APPLICANT/OWNER	Applicant: Yuhu Property (Australia) Pty Ltd Owner: Yuhu Property (Australia) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value over \$20M (DA lodged before 1 March 2018)
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 (Building Sustainability index: BASIX) ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment)(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 [or enter the clauses if relevant] • 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: 18 October 2018 • Written submissions during public exhibition: 24 • Verbal submissions at the public meeting 25 October 2019: <ul style="list-style-type: none"> ○ Council assessment officer – Sandra Bailey, Allison Davidson, Liz Coad, Daniel Pearse

		<ul style="list-style-type: none"> ○ On behalf of the applicant – Murray Donaldson, Susan Pini, Andrew Johnson
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 7 February 2018 • Briefing: 14 June 2018, 5 June 2019 • Final briefing to discuss council's recommendation, 25 October 2018, 10.15am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Edwina Clifton, Bernard Purcell ○ <u>Council assessment staff</u>: Sandra Bailey, Liz Coad, Alison Davidson, Daniel Pearce
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report