

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Tuesday 7 August 2019
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, Julie Savet Ward, Edwina Clifton, Bernard Purcell
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 31 July 2019 and 7 August 2019.

MATTER DETERMINED

2017SNH013 – Ryde – LDA2016/378 at 152-190 Rowe Street and 3-5 Rutledge Street, Eastwood (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.






The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the Council Supplementary Report dated 18 July 2019.

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 • Council Supplementary Report: 12 June 2019 • Council Supplementary Report: 18 July 2019 • 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 Pearse • Supplementary report circulated electronically between 22 and 31 July 2019 • Supplementary report circulated electronically between 31 July and 7 August 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report