

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Monday 8 April 2019
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Julie Savet Ward, Edwina Clifton, Bernard Purcell
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis declared a conflict as City Plan Services prepare the Statement of Environmental Effects on behalf of the applicant.

Papers circulated electronically between 29 March 2019 and 8 April 2019.

MATTER DETERMINED

2017SNH031 – Ryde – LDA2017/0096 at 85-97 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 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 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 Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

Council did not receive any submissions from members of the community.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Julie Savet Ward	 Edwina Clifton
 Bernard Purcell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH031 – Ryde – LDA2017/0096
2	PROPOSED DEVELOPMENT	Concept Development Application for four commercial office buildings at 85 –99 Waterloo Road and Stage 1 construction of a 13 storey commercial office/retail building at 93-99 Waterloo Road and 101 Waterloo Road, together with the construction of a new road and pedestrian link.
3	STREET ADDRESS	85 – 99 Waterloo Road, Macquarie Park
4	APPLICANT/OWNER	Applicant: Goodman Property Services Pty Ltd Owner 85 – 99 Waterloo Road: The Trust Company (Australia) Limited Owner 101 Waterloo Road: JQZ Eleven Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 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 (Infrastructure) 2007 Deemed State Environmental Planning Policy (Sydney Harbour Catchment) 2005 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 Section 94 Development Contributions 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: 29 March 2019 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: 7 February 2019 Briefing: 6 March 2019, 27 March 2019 Papers were circulated electronically between 29 March and 8 April 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report