

DATE OF DETERMINATION	Wednesday, 22 August 2018
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Sue Francis, Edwina Clifton and Bernard Purcell
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 15 August 2018 and 22 August 2018.

MATTER DETERMINED

2017SNH071 – Ryde –LDA 2017/0390 at 45 – 61 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 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION




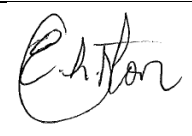

- The panel determined to approve the application for the reasons outlined in the council assessment report

John Roseth and Sue Francis also noted:

- The proposal complies with the principal planning controls in the Ryde LEP and departs from the DCP in two aspects, both departures being justified.
- The proposal is consistent with the desired future character of the area.

CONDITIONS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Sue Francis	 Edwina Clifton
 Bernard Purcell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH071 – Ryde –LDA 2017/0390
2	PROPOSED DEVELOPMENT	Construction of a ten storey mixed use building comprising retail and commercial components as well as 355 car spaces over 2 basement levels, landscaping and road works
3	STREET ADDRESS	45 – 61 Waterloo Road, Macquarie Park
4	APPLICANT/OWNER	Applicant: John Holland Macquarie Park Land Custodians Pty Ltd Owner: Property NSW
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million and lodged before 1 March 2018
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Sydney Regional Environmental Plan (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 2007 Planning agreements: A Voluntary Planning Agreement has been submitted with the application. 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: 8 August 2018 Written submissions during public exhibition: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic meeting held between 15 August 2018 and 22 August 2018. <ul style="list-style-type: none"> Panel members: Peter Debnam Chair), John Roseth, Sue Francis, Edwina Clifton and Bernard Purcell
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report