

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 27 March 2019
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth
APOLOGIES	Edwina Clifton, Bernard Purcell
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 27 March 2019, opened at 1.30pm and closed at 1.42pm.

MATTER DETERMINED

2018SNH025 – Ryde – MOD2018/0126 at 82-84 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 adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION




- The amendment application is substantially the same as the original application.
- The proposed amendments are within the approved envelope of the building and do not have any additional impact on the surroundings.
- The proposed amendments include improvements to the landscaping.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered one written submission made during the public exhibition. The objection related to the general impact of the traffic on the local area network and was not specific to the proposed amendments. The Panel considers that the assessment report has adequately addressed the objection.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH25 – Ryde – MOD2018/0126
2	PROPOSED DEVELOPMENT	<p>Section 4.55(2) to modify the following:</p> <ul style="list-style-type: none"> Reconfiguration and amalgamation of apartments resulting in a reduction of units from 357 to 334; Modification to the basement RL, layout and footprint; and Amended landscape design and ground floor interface to landscaped area.
3	STREET ADDRESS	82 to 84 Waterloo Road, Macquarie Park
4	APPLICANT/OWNER	<p>Owner: Romeciti Project Management Pty Ltd</p> <p>Applicant: GTA Industrial Custodian Pty Ltd</p>
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
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 No. 65 – Design Quality of Residential Apartment Development; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; State Environmental Planning Policy (Infrastructure) 2004; 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"> City of Ryde Development Control Plan 2014 Section 7.11 Development Contributions Plan 2007 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: 12 March 2019 Written submissions during public exhibition: one
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 26 September 2018 Final briefing to discuss council's recommendation, 27 March 2019 at 1pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth <u>Council assessment staff</u>: Madeline Thomas, Liz Coad, Tony Collier, Sandra McCarry, Michael Edwards
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report