

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	25 March 2022
DATE OF PANEL DECISION	24 March 2022
DATE OF PANEL MEETING	23 March 2022
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Julie Savet Ward, Jordan Lane, Sarkis Yedelian
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 23 March 2022.

MATTER DETERMINED

PPSSNH-110 – LDA2020/0218 - Ryde - 45 Waterloo Road (Building D), Construction of part 8 and part 15 storey building containing retail and commercial uses over two and a half storey basement levels to accommodate 188 vehicles. The development also includes public domain improvements and signage.

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.

Development application

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 below and in Council's Assessment Report.

The proposed development consists of Stage 3 works as part of the Concept Plan approval (LDA2018/0172) for the staged construction of five (5) commercial and retail buildings. The development is consistent with the requirements of the Concept Plan.

A Planning Agreement between the applicant and Council was executed in 2018 for monetary contributions to achieve incentive floor space and building height permitted under the Ryde Local Environmental Plan (RLEP 2014), construction of new roads and pedestrian links, dedication of land and creation of an easement.

The proposal complies with relevant controls under Part 4.5 – Macquarie Park Corridor in the Ryde Development Control Plan 2014 (RDCP 2014) with several minor exceptions, which are acceptable in the context of the total development. The DA has been assessed against all relevant planning controls. External authorities or members of the community raised no objections.


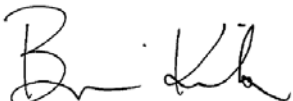


The Panel concurs with Council that the development is permissible with consent, suitable for the site and is sound in terms of design, function and its relationship with surroundings. The Panel believes approval of the DA would be in the public interest as the development will contribute to significant economic growth and the future prosperity of Macquarie Park and facilitate the orderly development of the site.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel noted no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Julie Savet Ward	Jordan Lane - Endorsement Received, 24 March 2022, 2:41pm
 Sarkis Yedelian	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-110 – LDA2020/0218 - Ryde
2	PROPOSED DEVELOPMENT	Construction of part 8 & part 15 storey building containing retail and commercial uses over two and a half storey basement levels to accommodate 188 vehicles. The development also includes public domain improvements and signage.
3	STREET ADDRESS	45 Waterloo Road (Building D),
4	APPLICANT/OWNER	Andrew Ridge, John Holland/John Holland Macquarie Park Land Custodians P/L
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979; • State Environmental Planning Policy (Planning Systems) 2021 – Chapter 2 State and Regional Development • State Environmental Planning Policy (Transport and Infrastructure) 2021 – Chapter 2 Infrastructure • State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land • State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 3 Advertising and Signage • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Draft Remediation of Land State Environmental Planning Policy; • Ryde Local Environmental Plan 2014; • Ryde Development Control Plan 2014; and • Ryde Section 7.11 Development Contributions Plan 2020
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 24 February 2022 • Written submissions during public exhibition: ZERO
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 20 April 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Julie Savet Ward, Edwina Clifton, Bernard Purcell ○ <u>Council assessment staff</u>: Sandra Bailey, Madeline Thomas • Site inspection: Panel members visited the site individually on different days due to Covid-19 precautions. • Final briefing to discuss council's recommendation: 23 March 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Julie Savet Ward, Jordan Lane, Sarkis Yedelian ○ <u>Council assessment staff</u>: Madeline Thomas
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report