

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	30 July 2021
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 16 July 2021.

MATTER DETERMINED

PPSSNH-189 – Ryde – LDA2020/0433 at 85-91 Waterloo Road, Macquarie Park for construction of a commercial building (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.

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 Panel met with Council and the Applicant to discuss the comprehensive Assessment Report. Council noted a correction in that FSR should be 3:1 on pages 4, 34, 35 and 36. It was noted conditions had been agreed between the Applicant and Council and the Applicant described the project as shovel ready.

The Panel concurred with Council that the proposal is suitable for the site and is supported in terms of the development's broader strategic context, function and overall public benefits. The Panel agrees approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report noting the correct ratio for Floor Space Ratio 3:1.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward

 Brian Kirk	 Edwina Clifton
 Bernard Purcell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-189 – Ryde – LDA2020/0433
2	PROPOSED DEVELOPMENT	Demolition and the construction of a new commercial building of 22,550m ² and 15 storeys in height including associated landscaping and parking.
3	STREET ADDRESS	85-91 Waterloo Road, Macquarie Park
4	APPLICANT/OWNER	Owner: The Trust Company Ltd Applicant: Urbis Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning (Vegetation in Non-Rural Areas) 2017 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil ○ Draft Remediation of Land State Environmental Planning Policy ○ Draft Environment State Environmental Planning Policy • Development control plans: ○ Ryde Development Control Plan 2014 ○ City of Ryde Section 7.11 Development Contributions Plan2020 • 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	• Council assessment report: 16 July 2021 • Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 20 April 2021 ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell ○ <u>Council assessment staff</u>: Sandra Bailey, Alicia Hunter • Final briefing to discuss council's recommendation: 28 July 2021 ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell ○ <u>Council assessment staff</u>: Sandra Bailey, Alicia Hunter ○ <u>Applicant representative</u>: Guy Smith
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report