

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

| | |
|---------------------------------|---|
| DATE OF DETERMINATION | 18 July 2025 |
| DATE OF PANEL DECISION | 18 July 2025 |
| PANEL MEMBERS | Peter Debnam (Chair), Brian Kirk, Sue Francis, Cameron Last, Tina Kordrostami |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

Papers circulated electronically on 10 July 2025.

MATTER DETERMINED

PPSSNH-642 – City of Ryde – MOD2025/0030 at 1-20 Railway Road & 50 Constitution Road, Meadowbank – Modification to Land and Environment Court Consent 2021/216311 (LDA2020/0199) (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 listed at item 8 in Schedule 1.

Application for modification of consent

The Panel determined to approve the modification application pursuant to section 4.55 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 below and in Council's Assessment Report.

The proposed minor modifications comprise slight colour and materiality changes to external facades, amendments to landscaping, removal of planters on levels 2-6 and amending Condition 133 in relation to laundry facilities. The Panel notes the amendments were sought to improve buildability, layout and overall occupant amenity.

The Panel concurs with Council that the modification satisfies the provisions of Section 4.56 of the *Environmental Planning and Assessment Act 1979* and is substantially the same as the original approval.

The development continues to be a permissible use, is consistent with the zone objectives and the height and floor space objectives under RLEP 2014. The proposed modification does not create unreasonable environmental impact to development in the immediate vicinity.


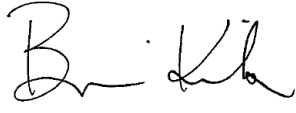



The Panel believes the modification has been properly assessed against relevant planning controls and also concurs with Council that the development, through the provision of commercial and residential uses within proximity to public transport and educational facilities, will support the growth of the local community. Accordingly, the modification application should be approved.

CONDITIONS

The Modification Application was approved subject to the conditions in Council's Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

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

| PANEL MEMBERS | |
|---|--|
|  Peter Debnam (Chair) |  Brian Kirk |
|  Sue Francis |  Tina Kordrostami |
|  Cameron Last | |

| SCHEDULE 1 | | |
|------------|---|--|
| 1 | PANEL REF – LGA – DA NO. | PPSSNH-642 – City of Ryde – MOD2025/0030 |
| 2 | PROPOSED DEVELOPMENT | Modification to Land and Environment Court Consent 2021/216311 (LDA2020/0199) to amend the approved mixed used use development by amending the landscaping, minor façade changes and amend Condition 133 in regard to the laundry facilities for the Boarding House rooms. |
| 3 | STREET ADDRESS | 1-20 Railway Road & 50 Constitution Road, Meadowbank |
| 4 | APPLICANT/OWNER | Juey Thanyakittikul, The Trustee for Apt Hold Trust 1 The Trustee for Apt Hold Trust 1 |
| 5 | TYPE OF REGIONAL DEVELOPMENT | Section 4.56 Modification Application |
| 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; ○ Environmental Planning and Assessment Regulation 2021 ○ State Environmental Planning Policy (State and Regional Development) 2011; ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) (Savings provision) ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development ○ 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 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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: 9 July 2025 • Written submissions during public exhibition: 0 |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 16 July 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Cameron Last, Tina Kordrostami ○ <u>Council assessment staff</u>: Sandra McCarry, Shannon Butler, Sohail Faridy ○ <u>Applicant representatives</u>: Attendance not required ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the Council Assessment Report |