

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	4 September 2025
DATE OF PANEL DECISION	3 September 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis, Tina Kordrostami
APOLOGIES	Cameron Last
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 27 August 2025.

MATTER DETERMINED

PPSSNH-662 - Ryde - MOD2025/0062, 20 Waterview Street, Putney, 2112 - Section 4.55(2) Modification application LDA2023/024 for construction of residential buildings (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.

Development 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 Panel believes the modification has been properly assessed against relevant planning controls, is consistent with the objectives and development standards for land zoned W4 Working Waterfront and the site is suitable for the proposed development.

The Panel concurs with Council that the proposal will result in substantially the same development as originally approved, contributes positively to the locality and is sensitive to the streetscape. The proposal will provide improved public access to the waterfront and a continuation of the public recreation land located to the east and west of the site.

The proposed development does not create unreasonable environmental impact to existing adjoining development and warrants approval.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendment:

- Add condition no.45(e) "The air handling units on the rooftops of the terrace buildings are to be appropriately screened from the public domain."

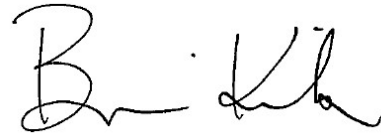
CONSIDERATION OF COMMUNITY VIEWS

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

A handwritten signature in black ink, appearing to read 'Peter Debnam'.

Peter Debnam (Chair)

A handwritten signature in black ink, appearing to read 'Brian Kirk'.

Brian Kirk

A handwritten signature in black ink, appearing to read 'Sue Francis'.

Sue Francis

A handwritten signature in black ink, appearing to read 'Tina Kordrostami'.

Tina Kordrostami

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-662 - Ryde - MOD2025/0062
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to LDA2023/0245 for the construction of two residential flat buildings, 18 multi dwelling housing units and adaptive re-use of the existing boat shed building to contain residential units and commercial/retail tenancies. This application proposes a number internal and external design modifications
3	STREET ADDRESS	20 Waterview Street, Putney, 2112
4	APPLICANT/OWNER	PMAP Putney Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ Environmental Planning and Assessment Act 1979 ○ Water Management Act 2000 ○ Environmental Planning and Assessment Regulation 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: ○ Ryde Development Control Plan 2014 ○ Ryde Development Contributions Plan 2020 (Section 7.11) • 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	• Council Assessment Report: 24 August 2025 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Final briefing to discuss Council's recommendation: 03 September 2025 ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Tina Kordrostami ○ <u>Council assessment staff</u>: Shannon Butler, Sohail Faridy ○ <u>Applicant representatives</u>: None
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report