

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	20 August 2026
DATE OF PANEL DECISION	20 August 2026
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis
APOLOGIES	Tina Kordrostami, Cameron Last
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 27 July 2026.

MATTER DETERMINED

PPSSNH-763 – Ryde – MOD2025/114 at 14-16 Cottonwood Crescent, Macquarie Park NSW 2113 – S4.55(2) modification to LDA2018/0506 – S4.55(2) Modification to LDA2018/0506 as amended by MOD2024/0012. (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 the briefings listed at item 8 in Schedule 1.

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

While the Council Assessment Report had recommended refusal, the Panel determined to approve the application as it considered the modification is substantially the same as originally approved and of a form that is consistent with the original approval with acceptable environmental impact. The Panel had regard to the nature of the existing approval, the surrounding existing and future built form context in making its determination.

The Panel notes the matter was first presented to the Panel on 5 August 2026, at which time the Panel resolved to defer determination until 19 August 2026 to allow the Applicant to submit additional documentation as set out in the Record of Deferral.

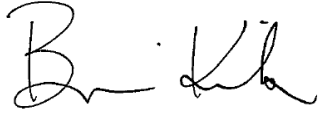
At the final briefing held on 19 August 2026, the Panel discussed the Applicant's further information with the Applicant and Council and also confirmed that draft conditions, as uploaded to the NSW Planning Portal by Council on 10 July 2026, had been agreed by both parties.

CONDITIONS

The Development Application was approved subject to the conditions attached to the Council Assessment Report as uploaded to the NSW Planning Portal by Council on 10 July 2026.

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)	 Brian Kirk
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-763 – Ryde – MOD2025/114
2	PROPOSED DEVELOPMENT	S4.55(2) modification to LDA2018/0506 - The subject modification seeks development consent to modify the approved development application under LDA2018/0506. The proposed modifications are described in more detail below: ▪ Increase in building height and number of storeys ▪ Increase in proposed Gross Floor Area (GFA) and Floor Space Ratio (FSR) ▪ Revision of ground floor podium design and communal spaces ▪ Redesign of retail spaces ▪ Amendments to landscape design and water management ▪ Redesign of penthouse and changes to apartment mix and size
3	STREET ADDRESS	14-16 Cottonwood Crescent, Macquarie Park NSW 2113
4	APPLICANT/OWNER	Applicant: Peter Navratil / The Trustee for LegPro 31 Unit Trust Owner: Peter Navratil / The Trustee for LegPro 31 Unit Trust
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ Water Management Act 2000 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; ○ State Environmental Planning Policy No. 55 - Remediation of Land; ○ State Environmental Planning Policy No. 65 - Design Quality of ○ State Environmental Planning Policy (Housing) 2021; ○ Ryde Local Environmental Plan 2014; ○ Ryde Section 7.11 Development Contributions Plan 2020. • Draft environmental planning instruments: Nil • Development control plans: ○ 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	• Council Assessment Report: 10 July 2026 • Draft Conditions of Development Consent: 10 July 2026 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing to discuss Council's recommendation and to defer: 5 August 2026 ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis ○ <u>Council assessment staff</u>: Sohail Faridy, Holly Charalambous, Shafagh Sharifian ○ <u>Applicant representatives</u>: Travis Lythall, Mobina Shadi, David Hoy, Elizabeth Yao, Tim Spencer, Steve Ball, Malcom Craig, Liam Maharaj, Nicola Eason ○ <u>Departmental staff</u>: Nicole McNamara, Anaise Nagy

		• Briefing to discuss Council's final recommendation: 19 August 2026 ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis ○ <u>Council assessment staff</u>: Sohail Faridy, Holly Charalambous ○ <u>Applicant representatives</u>: Travis Lythall, David Hoy, Elizabeth Yao, Steve Ball, Elizabeth Clarke, Mobina Shadi ○ <u>Departmental staff</u>: Nicole McNamara, Anaise Nagy
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded to the NSW Planning Portal by Council 10 July 2026