

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION



Lifestyle and opportunity @ your doorstep

Application number	LDA2019/0149 - MOD2026/0033 PAN-620617
Applicant	Church Street Property Investments Pty Ltd
Description of approved development	Demolition of structures on the site, excavation and construction of a 10 storey (including mezzanine level) mixed use building comprising a supermarket, 5 retail shops, 2 commercial spaces, 43 residential dwellings and 72 serviced apartments over four levels of basement parking and associated works.
Description of modification	S4.56 application to modify LDA2019/0149 to replace the approved Gabion Walls to the podium levels with a Fairview "Smart Bric" Brick Facade system.
Property	155-157 Church Street, Ryde Lot 149 DP 1278964
Determination	Approved Consent Authority <input type="radio"/> Council
Date of determination	14 April 2026
Date on which the consent lapses	6 September 2026

Under Section 4.56 of the EP&A Act, notice is given that the above application to modify LDA2019/0149 has been approved, subject to the conditions specified in this notice and as described in the Modification Summary.

Right of appeal / request a review of the determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 28 days from the date that you received this notice provided that an appeal under section 8.9 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 month after the date on which the determination appealed against is notified or registered on the NSW planning portal.

Objector's right of appeal against the determination

An objector who is dissatisfied with the consent authority's determination to grant consent, has the right to appeal to the Court against the determination under section 8.8 of the EP&A Act within 28 days after the date that the objector was notified of the determination appealed against.

Fee for Review of Required/Additional Documentation/Plans

Any documents/plans which are the subject of a conditions requiring Council's review and comments will incur an additional fee as required in Council's adopted Fees and Charges.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Shannon Butler

SENIOR TOWN PLANNER

Person on behalf of the consent authority

For further information, please contact the person above via Council's Customer Service Centre on 9952 8222.

Modification Summary

Application Number (PAN#)	Determination Date	Modification Description
MOD2025/0070 (PAN-553647)	20 October 2025	Amendment of conditions 14, 57, 71, 170, 206, and 212.
MOD2023/0021 (PAN-294010)	22 August 2023	Amendment of conditions 1, 4, 14, 57, 58, 61, 84, 129, 162, 170, and 212.

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

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The following condition is amended by MOD2026/0033 as below:

- 1. Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Date	Plan Revision/date
Architectural Plans by Cox/Kennedy Architects & Design Formation Architects		
DA00 -S01	Cover Page	Revision J 2 dated 12/12/22 16/01/2026
DA01	Introduction	Revision P dated 12/12/22
DA02	Location Plan	Revision H dated 12/5/21
DA03	Site photo	Revision H dated 12/5/21
DA04 -S02	Site plan existing	Revision H 2 dated 12/5/21 16/01/2026
DA05	Design Analysis	Revision H dated 12/5/21
DA06	Demolition Plan	Revision H dated 12/5/21
DA06.1	Existing site images	Revision H dated 12/5/21

DA07	Basement 05_residential	Revision K dated 12/12/22
DA08	Basement 04_residential	Revision J dated 12/12/22
DA09	Basement 03_commercial	Revision J dated 12/12/22
DA10	Basement 02_commercial	Revision J dated 12/12/22
DA11	Basement 01_supermarket	Revision P dated 12/12/22
DA12 S03	Lower Ground Levels	Revision Q 2 dated 12/12/22 16/01/2026
DA13 S04	Ground Level	Revision R 2 dated 12/12/22 16/01/2026
DA14 S05	Level 01	Revision R 2 dated 12/12/22 16/01/2026
DA15 S06	Level 02	Revision R 2 dated 12/12/22 16/01/2026
DA16 S07	Level 03	Revision R 2 dated 12/12/22 16/01/2026
DA17	Level 04	Revision R dated 12/12/22
DA18	Level 05	Revision S dated 12/12/22
DA19	Level 06	Revision S dated 12/12/22
DA20	Level 07	Revision S dated 12/12/22
DA21	Level 08	Revision S dated 12/12/22

DA22	Level 09	Revision R dated 12/12/22
DA 23	Mezzanine Level	Revision R dated 12/12/22
DA24	Roof terrace	Revision Q dated 12/12/22
DA24.1	Roof	Revision Q dated 12/12/22
DA25 S08	Church Street elevation	Revision J 2 dated 12/12/22 16/01/2026
DA26 S09	Well Street Elevation	Revision J 2 dated 12/12/22 16/01/2026
DA27 S10	Parsonage Street	Revision P 2 dated 12/12/22 16/01/2026
DA28 S11	The Loop Road Waterview Street Elevation	Revision P 2 dated 12/12/22 16/01/2026
DA29	Section 01	Revision J dated 12/12/22
DA30	Section 02	Revision J dated 12/12/22
DA31	Section 03	Revision J dated 12/12/22
DA32	Section 04	Revision J dated 12/12/22
S12	Section Details	Revision 2 dated 16/01/2026
DA33	3D Views	Revision J dated 12/12/22
DA34	3D Views	Revision J dated 12/12/22
DA35	Finishes	Revision J dated 12/12/22
DA36	Finishes	Revision B dated 19/08/22
S13	Schedule of Finishes	Revision 2 dated 16/01/2026
DA37	GFA Summary	Revision P & B dated 12/12/22
DA38	Adaptable Units	Revision J dated 12/12/22
DA39	Shadows diagrams _ 21 st June 9am	Revision H dated 12/5/21
DA40	Shadows diagrams _ 21 st June 12pm	Revision H dated 12/5/21

DA41	Shadows diagrams _ 21 st June 3pm	Revision H dated 12/5/21
DA42	Cross vent/solar access	Revision H dated 12/5/21
DA43	Views from the sun 9am – 10am	Revision H dated 12/5/21
DA44	Views from the sun 11am – 12am	Revision H dated 12/5/21
DA45	Views from the sun 1pm – 2pm	Revision H dated 12/5/21
DA46	Views from the sun 2.45pm – 3pm	Revision H dated 12/5/21
DA47	BASIX commitments	Revision J dated 12/12/22
Landscape Plans prepared by Site Image		
000	Cover Sheet	Revision L dated 23/3/21
001	Deep Soil Calculations	Revision 04 dated 01/06/23
101	Ground Floor West & East	Revision 06 dated 01/06/23
102	Level 1 Landscape Plan	Revision 06, Dated 01/06/23
103	Level 7 & Roof Landscape Plan	Revision 05 & 06, dated 01/06/23
501	Landscape Details	Revision H, dated 4/12/19
502	Landscape Details	Revision H, dated 4/12/19
BB-LA-LP-06/04	Legend Notes/Plant Schedule	Revision 04, dated 01/06/23
Stormwater Concept Plan prepared by Australian Consulting Engineers		
000	Cover Sheet Plan, Legend & Notes	Revision C dated 30/05/22
101	Basement Level 5 Sheet 1 of 2	Revision D dated 25/07/22
102	Basement Level 5 Sheet 2 of 2	Revision C dated 30/05/22
103	Basement Level 4	Revision D dated 25/07/22
104	Basement Level 3	Revision D dated 25/07/22
105	Basement Level 2	Revision D dated 25/07/22
106	Basement Level 1	Revision D dated 25/07/22
107	Lower Ground Level	Revision E dated 25/07/22
108	Ground Level	Revision E dated 25/07/22
120, 121 & 122	OSD/WDUD Detail Sheets 1 to 3	Revision E & D dated 25/07/22
123	Catchment Plan	Revision C dated 30/05/22
Traffic Plan prepared by McLaren Traffic Engineering		
2020-399-06C	B99 Right Turn Manoeuvre	Revision D, dated 8/4/21
DA 49	Easement Plan	Revision C Dated 12/12/22
702957M_10	BASIX Certificate	15 December 2022

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [Conditions of development consent: advisory notes](#) . The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent. Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means the City of Ryde.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means Ryde Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Sydney North Planning Panel (SNPP).