

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

Papers circulated electronically on 25 June 2021.

MATTER DEFERRED

PPSSNH-98 – Ryde – LDA2020/0169 at 45-61 Waterloo Road, Macquarie Park – Construction of an eleven (11) storey commercial and retail building comprising excavation for two (2) levels of basement car park for 246 car parking spaces, four (4) ground floor retail tenancies, ten (10) levels of commercial tenancies, plant areas and solar panels on the roof level, end of trip facilities including 236 bicycle spaces, lockers and amenities, landscaping and public domain upgrade works along Waterloo Road.

REASONS FOR DEFERRAL

The Panel considered Council's comprehensive Assessment Report, heard arguments from Council and the Applicant in relation to the Deferred Commencement Condition, which had not been agreed, and also noted the need to reword conditions to appropriately specify plant species in the Landscape Plan.

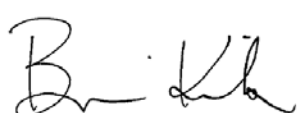
Following extensive debate from the parties, the Panel resolved to defer a decision to allow the Applicant to submit further information, which may resolve the need for a Deferred Commencement Condition.

Accordingly, the Applicant is requested to urgently prepare the following additional information, in consultation with Council, and submit the documents to Council by at latest Thursday 15th July 2021:

- Staged Construction Management Plan;
- Construction Traffic Management Plan;
- Reworded proposed operational condition to replace Council's Deferred Commencement Condition; and
- Reworded condition to provide planting schedule.

Council is requested to urgently assess the information and provide the Panel with a Supplementary Assessment report as soon as possible to allow the Panel to determine the matter electronically by 31st July.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk

Julie Savet-Ward 	Edwina Clifton 
Bernard Purcell 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-98 – Ryde – LDA2020/0169
2	PROPOSED DEVELOPMENT	Construction of an eleven (11) storey commercial and retail building comprising excavation for two (2) levels of basement car park for 246 car parking spaces, four (4) ground floor retail tenancies, ten (10) levels of commercial tenancies, plant areas and solar panels on the roof level, end of trip facilities including 236 bicycle spaces, lockers and amenities, landscaping and public domain upgrade works along Waterloo Road.
3	STREET ADDRESS	45-61 Waterloo Road, Macquarie Park
4	APPLICANT/OWNER	John Holland Macquarie Park Land Custodians Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental Planning and Assessment Act 1979; • State Environmental Planning Policy (State and Regional Development) 2011; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy No. 64 – Advertising and Signage • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Draft Remediation of Land State Environmental Planning Policy; • Ryde Local Environmental Plan 2014; • Ryde Development Control Plan 2014; and • Ryde Section 7.11 Development Contributions Plan 2020
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 24 June 2021 • Council assessment memorandum: 23 June 2021 • Written submissions during public exhibition: None
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 20 April 2021 - o <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell - o <u>Council assessment staff</u>: Sandra Bailey, Madeline Thomas • Applicant Briefing: 30 June 2021 - o <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell - o <u>Applicant representatives</u>: Jennie Buchanan, Andrew Ridge, Mark Crudden <u>Note</u>: Applicant briefing was requested to provide the Panel with clarification and to respond to issues and to respond to the recommendation in the council assessment report • Final briefing to discuss council's recommendation: 30 June 2021 - o <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell - o <u>Council assessment staff</u>: Sandra Bailey, Madeline Thomas - o <u>Applicant representatives</u>: Jennie Buchanan, Andrew Ridge, Mark Crudden

9	COUNCIL RECOMMENDATION	Deferral
10	DRAFT CONDITIONS	Attached to the council assessment report