

DATE OF DECISION	30 July 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 29 July 2021

MATTER DETERMINED

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 (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 listed at item 8 in Schedule 1.

The Panel determined to approve the application for the reasons outlined below and in the Council's initial and Supplementary Assessment Report.

The decision was unanimous.

This matter was considered by the Panel at its meeting on 20 June 2021. The report considered by the Panel recommended approval subject to a deferred commencement condition that required the extinguishment of the easement for access variable width (K) that burdens Lot 1 DP1231416 and Lot 2 DP1255496. At this meeting, the Panel resolved to defer the decision to allow the Applicant to submit further information, which may resolve the need for a Deferred Commencement Condition.

The Applicant was requested to urgently prepare the following additional information and submit it to Council.

- Staged Construction Management Plan (SCMP)
- Construction Traffic Management Plan (CTMP)
- Reworded proposed operational condition to replace Council's Deferred Commencement Condition
- Reworded condition 1a to provide planting schedule

Council supports the wording as suggested by the applicant in respect of condition 1a. Condition 1 in Attachment 2 has also been amended to include the SCMP as an approved document. Attachment 2 includes a new set of conditions that have incorporated all of the above changes. The applicant has agreed to the amended conditions.

The Panel concurs with Council that approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Supplementary Assessment Report.

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)	 Julie Savet Ward
 Brian Kirk	 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 • Council supplementary report: 22 July 2021 • Written submissions during public exhibition: None
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 20 April 2021 ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell ○ <u>Council assessment staff</u>: Sandra Bailey, Madeline Thomas • Applicant Briefing: 30 June 2021 ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell ○ <u>Applicant representatives</u>: Jennie Buchanan, Andrew Ridge, Mark Crudden • Final briefing to discuss council's recommendation: 30 June 2021 ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell ○ <u>Council assessment staff</u>: Sandra Bailey, Madeline Thomas ○ <u>Applicant representatives</u>: Jennie Buchanan, Andrew Ridge, Mark Crudden • Papers were circulated electronically on 29 July 2021. • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.
9	COUNCIL RECOMMENDATION	Approval subject to conditions in Attachment 2
10	DRAFT CONDITIONS	Attached to the Council Supplementary Assessment Report