

**Project Name:** 744 & 748 Victoria Road & 2A Eagle Street, Ryde  
**Case ID:** PDA-101339206

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Andrew
Last name	Harb
Role/Position	Managing Director
Phone	0418641844
Email	andrew@cadencepg.com.au
Address	Suite 5 /734 Victoria Rd Ryde , New South Wales, 2112 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	CADENCE PROPERTY DEVELOPMENTS PTY LTD
ABN	72147639610

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Emily	Batten
Phone	Email	Role/Position
0421781544	ebatten@beamplanning.com.au	Planner

### Address

7.01, 60 Carrington Street,  
 Sydney, New South Wales 2000  
 AUS

## Development Details

### Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

### Project Info

Project Name	744 & 748 Victoria Road & 2A Eagle Street, Ryde
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD85,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	750
Number of Occupants	283
Number of Dwellings	166
Gross Floor Area (GFA) sqm	13,842
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	16

### Description of the Development/Infrastructure

The proposal comprises a 27 storey (+plant) mixed use development containing retail, col-living housing, affordable housing, and market residential apartments. The mixed-use podium will provide approximately 410m2 of retail floor space, above-ground car parking, approximately 60 co-living dwellings, and residential communal facilities. The tower will contain approx. 106 apartments, including 15% to be dedicated as infill affordable housing for a min of 15 years (approx. 16 apartments).

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	744 & 748 Victoria Road & 2A Eagle Street, Ryde
Site Address (Street number and name)	744 & 748 Victoria Road & 2A Eagle Street, Ryde
Site Co-ordinates - Latitude	-33.8162344420621
Site Co-ordinates - Longitude	151.104

### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 4 and 5 in DP815938

### Site Area

What is the total site area for your development?

Site Area sqm

1,795

## Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

### Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

### Section under selected Schedule

Residential development

### Permissibility of Proposal

Partly Prohibited

### Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal is located on land which is subject to the RLEP, which zones the site as E3 Productivity Support.

Residential accommodation (inclusive of shop-top housing and co-living housing) is permitted on the site as an additional permitted use under Schedule 1 of the RLEP.

Retail premises are proposed to be permitted as an additional use on the site through the rezoning.

### HDA EOI Number

239152

### Are you proposing to rezone any land as part of your application?

Yes

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E3 Productivity Support

## Statutory Context 2

### Legislation and EPIs

#### List any relevant legislation and environmental planning instruments that apply to the project.

Biodiversity Conservation Act 2016, Water Management Act 2000, Sydney Water Act 1994, Roads Act 1993, National Parks and Wildlife Act 1974, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, Environmental Planning and Assessment Act 1979, State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Sustainable Buildings) 2021, Ryde Local Environmental Plan 2014

#### List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

### Would the project vary any development standard?

No

### Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part 2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

## Attachments

File Name  Site Map

File Name	Architectural Pack_SEARs Request
File Name	Scoping Report_Ryde