



Pre-Development Application

Date Submitted: 26/02/2025

Project Name: Club Ryde Mixed Use Development
Case ID: PDA-80302735

Proponent Details

Project Owner Info

Title	Mr
First Name	Dennis
Last name	Skinner
Role/Position	CEO
Phone	0400964049
Email	dennis.skinner@clubryde.com.au
Address	724-730 VICTORIA ROAD RYDE , 2112 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	RYDE EX-SERVICES MEMORIAL & COMMUNITY CLUB LIMITED
ABN	85001057585

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	dennis	skinner
Phone	Email	Role/Position
0400964049	dennis.skinner@clubryde.com.au	CEO

Address

724-728, victoria, rd
victoria
ryde,
New South Wales
2112
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Club Ryde Mixed Use Development
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD500,000,000.00
Indicative Operation Jobs	200
Indicative Construction Jobs	500
Number of Occupants	1,200
Number of Dwellings	600
Gross Floor Area (GFA) sqm	36,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	90

Description of the Development/Infrastructure

Mixed use residential flat building / shop top housing and registered club development including over 5,000sqm GFA of affordable and key worker housing. Proposal also seeks concurrent Planning Proposal as part of the HDA

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Club Ryde
Site Address (Street number and name)	724-730 Victoria Road Ryde
Site Co-ordinates - Latitude	-33.8169175412424
Site Co-ordinates - Longitude	151.105

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 1/-/DP955174
Lot 164/-/DP1167216
Lot 62/-/DP30343
Lot 63/-/DP30343
Lot 99/-/DP30343
Lot A/-/DP376729
Lot B/-/DP376729
Lot E/-/DP380152
Lot H/-/DP380154
Lot K/-/DP380153

Site Area

What is the total site area for your development?

Site Area sqm

9,217

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](#)

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Club and Residential permitted as Area 3 on Key Sites Map - Schedule 1 cl 21 Use of Certain Land in Zone E3

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.

Ryde Local Environmental Plan 2014
Housing SEPP

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

n/a

Would the project vary any development standard?

Yes

Describe the nature of variation.

Seek concurrent Planning Proposal to amend HOB and FSR

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 Chapter3](#), 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 - Part1

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 - Part2

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 Location
File Name	241205 Minister Pla_Presentation Overview_Final