



## Pre-Development Application

Date Submitted: 27/03/2025

Project Name: 96 Anzac Avenue, West Ryde  
Case ID: PDA-81136961

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Georgio
Last name	Jabbour
Role/Position	Development Manager
Phone	0433306799
Email	georgio@scion.com.au
Address	Suite 3, Level 1/937 Victoria Rd West Ryde , New South Wales, 2114 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	SCION SERVICES PTY LTD
ABN	87669294722

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Costa	Dimitriadis
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0424445345	cdimitriadis@ethosurban.com	Urbanist, Planning

#### Address

180  
GEORGE 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	96 Anzac Avenue, West Ryde
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD100,000,000.00
Indicative Operation Jobs	28
Indicative Construction Jobs	590
Number of Occupants	0
Number of Dwellings	130
Gross Floor Area (GFA) sqm	12,490
% of In-fill Affordable Housing	3
Number of In-fill Affordable Dwellings	4

#### Description of the Development/Infrastructure

The project seeks to renew and enhance the West Ryde local centre with a vibrant mixed use development on the site. The 14 storey mixed use development comprises up to 130 apartments, with 3% of the residential stock to be affordable for a period of 15 years. There will also be ground level active employment generating uses, along with a vast quantum of publicly accessible space (24.8% of the site area), communal open space (39% of the site area) and deep soil provision (12% of the site area).

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	96 Anzac Avenue, West Ryde
Site Address (Street number and name)	96 Anzac Avenue, West Ryde
Site Co-ordinates - Latitude	-33.808335
Site Co-ordinates - Longitude	151.092

### 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 / DP859629

### Site Area

What is the total site area for your development?

Site Area sqm

3,149

## 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

The land use is permissible within the MU1 Zone.

### 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)

MU1 Mixed Use

## Statutory Context 2

### Legislation and EPIs

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

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?

Yes

### Describe the nature of variation.

- Amend the maximum height of buildings applicable to the site from 15.5m to 49.5m.
- Amend the maximum floor space ratio (FSR) applicable to the site from 1.25:1 to 4:1.

## 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 Overview-03
File Name	Site Context-01