



Project Name: 166-174 Blaxland Road, Ryde
Case ID: PDA-86720706

Proponent Details

Project Owner Info

Title	Mr
First Name	James
Last name	Sassine
Role/Position	Director
Phone	0401822372
Email	james@sascoproperty.com.au
Address	Suite 901, Level 9
	50 Clarence Street
	Sydney ,
	New South Wales,
	2000 ,
	AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	James	Sassine
Phone	Email	Role/Position
0401822372	james@sascoproperty.com.au	

Address
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	166-174 Blaxland Road, Ryde
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD65,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	250
Number of Occupants	330
Number of Dwellings	108
Gross Floor Area (GFA) sqm	9,300
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	5

Description of the Development/Infrastructure
Amalgamation of 5 lots across 166-174 Blaxland Road, Ryde, being 3,832m2, for rezoning to R4 High Density to accommodate approximately 108 Residential Dwellings with 9 storeys at the front and 4 at the rear. The adjacent lot has a permissible height of 75m and we are seeking a transitional scale that complements the overall context. Council previously provided written notice that there is "Strategic Merit" for rezoning this site to a larger scale than the existing development next door.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Blaxland Road, Ryde
Site Address (Street number and name)	166-174 Blaxland Road, Ryde

Site Co-ordinates - Latitude	-33.811076
Site Co-ordinates - Longitude	151.105

Local Government Area

Local Government	District Name	Region Name	Primary Region	
City of Ryde	North District	Sydney	☒	

Lot and DP

Lot and DP
Lots 24,25,27 and 28 in DP6046 and Lot A & B in DP 390365.

Site Area

What is the total site area for your development?
Site Area sqm
3,832

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

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

We are seeking the rezoning of the land to R4 High Density with an Increase in Height limits. We are seeking rezonings that will facilitate a Permissible Development to be delivered.

Biodiversity Development Assessment Report Waiver Request

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

Attachments

File Name	BDAR Waiver DF
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Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)
R2 Low Density Residential

Statutory Context 2

Legislation and EPIs

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

Ryde Local Environment Plan 2014
City of Ryde Development Control Plan 2014
State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022

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 Chapter3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

Yes

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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	Traffic and Parking Impact Assessment 24-174-rep-3 (1)
File Name	Scoping Report - 166 - 174 Blaxland Road Ryde
File Name	BDAR Waiver DF
File Name	166-174 Blaxland Road