



Project Name: Constitution Road West, West Ryde
Case ID: PDA-93246484

Proponent Details

Project Owner Info

Title	Mr
First Name	David
Last name	Bulbrook
Role/Position	Senior Property Development Manager
Phone	0423252191
Email	david.bulbrook@ausgrid.com.au
Address	Urbis Level 8 Angel Place
	123 Pitt Street
	Sydney ,
	New South Wales,
	2000 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	AURORA BLUE PTY LTD
ABN	26669822520

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Brigitte	Bradley
Phone	Email	Role/Position
0284245146	bbradley@urbis.com.au	Consultant

Address

Urbis Level 8 Angel Place
123 Pitt 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	Constitution Road West, West Ryde
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD199,171,988.00
Indicative Operation Jobs	10
Indicative Construction Jobs	422
Number of Occupants	600
Number of Dwellings	239
Gross Floor Area (GFA) sqm	21,152
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	12

Description of the Development/Infrastructure

- Construction of a mixed-use development comprising:
 - Building A: 18 storey tower comprising a 4-5 storey podium with communal open space above the podium and 150sqm of retail premises on the corner of Bank Street and Constitution Road
 - Building B: 10 storey tower comprising a 4-5 storey podium and rooftop communal open space
 - Shared basement parking and substantial opportunities for communal open space within the ground plane.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Constitution Road, Meadowbank
Site Address (Street number and name)	71-75 Constitution Road, Meadowbank
Site Co-ordinates - Latitude	-33
Site Co-ordinates - Longitude	151

Local Government Area

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

Lot and DP

Lot and DP
Lot 1 DP 549941

Site Area

What is the total site area for your development?
Site Area sqm
5,805

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

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is currently zoned SP2 Infrastructure with the special purpose of electricity generating works. The proposed development, defined as shop-top housing, is prohibited in the SP2 zone under the Ryde LEP. Thus, a concurrent rezoning is being proposed to change the current SP2 zone to a MU1 Mixed Use zone. The rezoning will also incorporate built form development standards to a height of building to 66 metres and FSR of 3.65:1.

HDA EOI Number

243894

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)
SP2 Infrastructure

Statutory Context 2

Legislation and EPIs

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

- ☐ Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999 (EPBC Act)
- ☐ NSW Biodiversity Conservation Act 2016 (B&C Act)
- ☐ Environmental Planning and Assessment Act 1979 (EP&A Act)
- ☐ Environmental Planning Assessment Regulation 2021 (the Regulations)
- ☐ Heritage Act 1979 (Heritage Act)
- ☐ State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)
- ☐ State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)

- ☐ State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)
- ☐ State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)
- ☐ State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)
- ☐ Ryde Local Environmental Plan 2014 (Ryde LEP)

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?

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?

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](#)?*

No

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

No

Attachments

File Name	Scoping Design Report_Constitution Road Meadowbank
File Name	Site Plan_Constitution Road Meadowbank
File Name	Cost Estimate_Constitution Road Meadowbank
File Name	Scoping Report_Constitution Road Meadowbank