

DATE OF DETERMINATION	10 May 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
APOLOGIES	Roy Maggio
DECLARATIONS OF INTEREST	None

Electronic meeting held between Wednesday, 3 May 2017 and 10 May 2017.

MATTER DETERMINED

2016SYE120 – Ryde - LDA2016/443 at 245 Morrison Road aka 110 Princes Street, Ryde (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION





The reasons for the decision of the Panel were:

1. The proposed development is generally consistent with the Concept Approval as modified.
2. In containing attached housing, the proposed development increases the choice of housing both within the Concept Plan site and within the municipality.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report and revised conditions submitted 9 May 2017 with the following amendment:

Deletion of Condition 2.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Sarkis Yedelian

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE120 – Ryde - LDA2016/443
2	PROPOSED DEVELOPMENT	Construction of 22 dwellings, associated garages and 9 outdoor swimming pools for individual dwellings. The proposal also includes the construction of a new private road (Moorong Lane) and associated civil works.
3	STREET ADDRESS	110 Princes Street Ryde
4	APPLICANT/OWNER	Frasers Putney Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Major Developments) 2005 ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ Deemed State Environmental Planning Policy Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ryde Development Control Plan 2014 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 3 May 2017 • Revised conditions: 9 May 2017 • Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Panel Briefing Meeting: 22 February 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report