



DATE OF DETERMINATION	21 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
APOLOGIES	Roy Maggio
DECLARATIONS OF INTEREST	None

Electronic meeting held between 14 July 2017 and 21 July 2017.

MATTER DETERMINED

2017SNH042 – Ryde – MOD2017/0085 at 723-731 Victoria Road, 10 Little Church Street & 3-7 St Annes 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 96 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:

- The amended proposal is substantially the same development as the original proposal.
- Any additional impacts on neighbours or heritage items are minor.
- The proposed modifications relate to internal alterations to reduce the number of apartments and rearrange storage and other minor changes which will have no detrimental impacts.
- While the amended proposal has added floor space and reduced communal open space, it still complies with the controls relating to these aspects.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

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

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SNH042 – Ryde – MOD2017/0085
2	PROPOSED DEVELOPMENT	Modification to LDA 2015/0654 pursuant to S.96(2) including various changes to the car parking area, modifications to floor plans on all levels, reduce the communal open space area on the roof top and provide private roof top terraces.
3	STREET ADDRESS	723-731 Victoria Road, 10 Little Church Street & 3-7 St Annes Street, Ryde
4	APPLICANT/OWNER	CD Architects
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ryde Development Control Plan 2014 ○ S94 Contribution Policy • 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: 14 July 2017 • Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting: 14 June 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report