

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Thursday 27 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sarkis Yedelian
APOLOGIES	Bill Pickering
DECLARATIONS OF INTEREST	Sue Francis declared a conflict as her firm is acting on behalf of the applicant.

Public meeting held at Christie Conference Centre, 100 Walker Street North Sydney, on 27 July 2017, opened at 1:00 pm and closed at 1:15 pm.

MATTER DETERMINED

2017SNH043 – Ryde – MOD2017/0080 at 6-18 Nancarrow Avenue, 9-11 Rothesay Avenue & 41 Belmore Road, 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 proposal is consistent with the Concept Approval MP09_216 (Mod 2) which approved an increase in dwelling cap for the entire precinct, minor increase in building height and conversion of void spaces into habitable storeys.

The proposed modifications do not give rise to any concern.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report, except Condition 30 which is amended by supplementary memo dated 26 July 2017.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sarkis Yedelian	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH043 – Ryde – MOD2017/0080
2	PROPOSED DEVELOPMENT	S96 (2) Modification Application to Stages 2 and 3 of the Shepherd's Bay redevelopment including the provision of 45 additional dwellings within the approved building envelope, relocation of community facility, residential gymnasium, increase of commercial floor space, 33 additional car parking spaces and associated alterations.
3	STREET ADDRESS	6-18 Nancarrow Avenue, 9-11 Rothesay Avenue and 41 Belmore Street, Ryde
4	APPLICANT/OWNER	Shepherds Bay Urban Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005(Deemed SEPP) ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: ○ City of 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	• Council assessment report: 14 July 2017 • Council memo revised conditions, dated: 26 July 2017 • Written submissions during public exhibition: 1 submissions • Verbal submissions at the public meeting: ○ On behalf of the applicant – Julie Grant
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing meeting: 14 June 2017 • Final briefing meeting to discuss council's recommendation, 27 July 2017, 11:30 am. Attendees: ○ <u>Panel members</u>: Deborah Dearing (Chair), John Roseth, Sarkis Yedelian ○ <u>Council assessment staff</u>: Sandra McCarry, Rebecca Lockart, Natalie Piggot, David Pearce
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report