

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	25 March 2019
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Louise Camenzuli, Edwina Clifton, Bernard Purcell
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis

Papers circulated electronically between 22 March 2019 and 25 March 2019.

MATTER DETERMINED

2018SNH059 – Ryde – LDA2018/0338 at 12 Delhi Road Macquarie Park (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION






The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

No written submissions made during public.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Louise Camenzuli	 Edwina Clifton
 Bernard Purcell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH059 – Ryde – LDA2018/0338
2	PROPOSED DEVELOPMENT	Construction of a single storey mausoleum with 650 crypts and 5 family vaults, a single storey chapel, 2 amenity buildings for the mausoleum and chapel, landscape works and works to facilitate vehicle access.
3	STREET ADDRESS	12 Delhi Road, Macquarie Park
4	APPLICANT/OWNER	Northern Metropolitan Cemeteries Trust C/ Crown Project Services Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 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 No. 55 –Remediation of Land Ryde Local Environmental Plan 2014 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Council assessment report: 21 March 2019 Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL / PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: 5 December 2018 Briefing: 5 December 2018 Papers were circulated electronically between 22 and 25 March 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report