

DATE OF PANEL DECISION	02 February 2024
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Nicole Gurran, OAM Sarkis Yedelian, Sophie Lara-Watson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

DELEGATION REQUEST – DETERMINATION OF 4.56 MODIFICATION APPLICATIONS PPSSNH-442 & PPSSNH-434

Modification Applications

PPSSNH-442 – Ryde – MOD2023/0201– 20 Waterview Street Putney - S4.56 modification to LDA2018/0223, seeking for minor changes to building envelopes and layout of uses of a court approved concept plan for a mix-used development.

PPSSNH-434 – Ryde - MOD2023/0189 - 94 Talavera Road, Macquarie Park, Section 4.56 modification application to LDA2022/0020 for a 14 storey residential flat building. Proposed modifications relate to waste management, landscaping, basement and parking configuration (including a new basement level B4), and internal and external changes.

BACKGROUND

The Minister for Planning and Public Spaces has provided approval under section 2.16(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

With respect to PPSSNH-442 (MOD2023/0201) & PPSSNH-434 (MOD2023/0189), Ryde City Council have made a request of the Sydney North Planning Panel that delegation to determine applications granted. The Panel have been advised by Council:

“It is requested that the Panel give consideration to delegating the determination of these applications to Council staff. Both applications have been notified in accordance with the Ryde Community Participation Plan and the first item above did not result in any submissions and the second item above received only one submission. As a result, neither development is regarded as being particularly contentious. Further, in the case of both of the above developments, the original Development Applications were determined by the NSW Land and Environment Court as opposed to the Panel.

Council is of the view that the determination process will be quicker than if the determination lies with the Panel. Both applications would be able to be determined under delegated authority. As you are aware Council is currently working through any outstanding issues with the applicants to ensure that the determination will be favourable.”





PANEL RESOLUTION

This is a resolution of the Panel made on 02 February 2024 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to Ryde City Council under delegated authority the power to make a determination as consent authority under section 4.56 of the EP&A Act on:

MOD2023/0201– 20 Waterview Street Putney - S4.56 modification to LDA2018/0223, seeking for minor changes to building envelopes and layout of uses of a court approved concept plan for a mix-used development.

MOD2023/0189 - 94 Talavera Road, Macquarie Park, Section 4.56 modification application to LDA2022/0020 for a 14 storey residential flat building. Proposed modifications relate to waste management, landscaping, basement and parking configuration (including a new basement level B4), and internal and external changes.

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 Brian Kirk	Endorsed by email dated 02 February 2024 Sophie Lara-Watson
 OAM Sarkis Yedelian	