



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	13 May 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public teleconference meeting held on 6 May 2020, opened at 9.30am and closed at 10.37am.

MATTER DETERMINED

PPSSNH-59 – Ryde – LDA2019/0436 at 2 Rhodes Street Meadowbank for early site works (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.

Development application

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 noted the proposal is consistent with the objectives of the SP2 Infrastructure zone under RLEP 2014 and with the development standards in RLEP 2014. The proposal will provide for infrastructure for related uses and will ensure orderly development of the land.

The Panel noted the Assessment Report concluded the proposal to undertake remediation of contaminated lands on the site will provide land suitable for its future use.

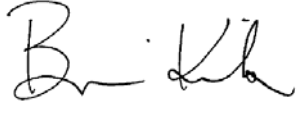
During the public meeting, the Panel also confirmed with the Applicant and Council that while remediation work in areas E and F in Figure 6 of the Assessment Report will probably require removal of some trees, none of those trees are protected trees as listed in Condition 49 Tree Retention and Protection.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report and the changes outlined to Condition 3 in the Council Memo dated 5 May 2020. The Panel noted the applicant is agreeable to all conditions.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered two written submissions made during public exhibition. Issues of concern from a member of the public were traffic movements and lack of existing infrastructure. The Panel noted this application is for remediation works and as noted in the Assessment Report these concerns are outside the scope of the proposed works. Secondly, Sydney Water recommended a project condition of consent, which has been included as Condition 33.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Edwina Clifton
 Bernard Purcell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-59 – Ryde – LDA2019/0436
2	PROPOSED DEVELOPMENT	Consent is sought for early works to ready the site for the construction of the Meadowbank Education and Employment Precinct Schools Project (MEEPPSP).
3	STREET ADDRESS	2 Rhodes Street, Meadowbank
4	APPLICANT/OWNER	New South Wales Department of Education
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55); - State Environmental Planning Policy (Infrastructure) 2007; - State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; - Draft State Environmental Planning Policy (Remediation of Land); - Ryde Local Environmental Plan 2014 - Draft environmental planning instruments: Nil - Development control plans: - 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: 22 April 2020 - Council memo: 5 May 2020 - Written submissions during public exhibition: 2 - Verbal submissions at the public meeting: - Council assessment officer – Alicia Hunter, Sandra Bailey, Terry English, Vincent Shephard - On behalf of the applicant – Alaine Roff, Michael Kavenagh, Aiden Rooney
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 8 April 2020 <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell <u>Council assessment staff</u>: Alicia Hunter, Sandra Bailey, Rebecca Lockhart - Final briefing to discuss council's recommendation, 6 May 2020 at 9am. Attendees: <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Edwina Clifton, Bernard Purcell

		o <u>Council assessment staff</u> : Alicia Hunter, Sandra Bailey, Rebecca Lockhart, Vincent Shephard, Terry English
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report