

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	19 March 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk
APOLOGIES	Edwina Clifton, Bernard Purcell
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 12 March 2020 and 19 March 2020.

MATTER DETERMINED

PPSSNH-70 – Ryde – MOD2019/0214 at 112 Talavera Road Macquarie Park for modifications to an approved application (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 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION



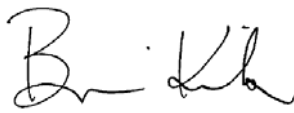
The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-70 – Ryde – MOD2019/0214
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to re-align stormwater drainage infrastructure and amend conditions relating to bushfire planning.
3	STREET ADDRESS	112 Talavera Road, Macquarie Park
4	APPLICANT/OWNER	Owner: Karimbla Properties (No. 52) Pty Ltd / Macquarie University Applicant: Karimbla Constructions Services (NSW) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(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 (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land; ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy (Infrastructure) 2007; ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development; ○ Draft Remediation of Land State Environmental Planning Policy; ○ Draft Environment State Environmental Planning Policy; ○ 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: 11 March 2020 • Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically between 12 March and 19 March 2020
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report