

DETERMINATION & STATEMENT OF REASONS
RYDE LOCAL PLANNING PANEL

Date of Determination	08 May 2025
Panel Members	Alison McCabe (Chair) Heather Warton (Independent Expert) Mathew Fortunato (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Public meeting held remotely via teleconference on 08th May 2025 opened at 2:00pm and closed at 2:08pm.

Papers circulated electronically on 28th April 2025.

MATTER DETERMINED**LDA2025/0024**

Address: 162 Wicks Road, Macquarie Park

Lot 15 DP 841065

East Ward

Proposal: Demolition and replacement of the existing office/staff room

The following people addressed the meeting:

1. Applicant: Graham Bakewell

PANEL CONSIDERATIONS 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 listed at item 8 in Schedule 1.

DEVELOPMENT APPLICATION


The Panel determined to **approve** the development application as described in Schedule 1, pursuant to Section 4.15 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 following reasons:




- 1) The proposal is consistent with the objectives of the E4 General Industrial zone.
- 2) The proposal is consistent with the statutory provisions set out in the Environmental Planning and Assessment Act 1979.

- 
- 3) The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.
 - 4) The continued industrial use of the site is suitable, and the proposal is not contrary to the public interest.

The Panel adopts the recommendation and reasons for approval as outlined in the Assessment Officer's 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	
Alison McCabe (Chair)	
Heather Warton (Independent Expert)	
Mathew Fortunato (Community Representative)	

SCHEDULE 1

1	DA No.	LDA2025/0024
2	Proposal	Replacement of the existing office/staff room
3	Street Address	162 Wicks Road, Macquarie Park Lot 15 DP 841065 East Ward
4	Applicant / Owner	Mr. Graham Bakewell (Applicant) Mr. Glenn Davis (Owner)
5	Reason for referral to RLPP	Conflict of interest – Schedule 1: 1(a) Development for which the applicant or landowner is the Council.
6	Relevant mandatory considerations	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Biodiversity and Conservation) 2021 Ryde Local Environmental Plan 2014 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Ryde Development Control Plan 2014 (RDCP 2014) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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 Written submissions during public exhibition: Nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Graham Bakewell
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> Site inspection: At the discretion of Panel Briefing: 08TH May 2025 <p>Attendees:</p> <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Heather Warton (Independent Expert), Mathew Fortunato (Community Representative) <u>Council assessment staff</u>: Shafagh Sharifian, Shannon Butler, Sohail Faridy, Laura Linares, Jason Chanphakeo

		<ul style="list-style-type: none">Papers were circulated electronically on: 28th April 2025
9	Council Recommendation	Approval
10	Draft Conditions	Attachment 1 to the Council assessment report