

# 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 08<sup>th</sup> May 2025 opened at 2:00pm and closed at 2:08pm.

Papers circulated electronically on 28th April 2025.

#### **MATTER DETERMINED**

## LDA2025/0050

Address: 25 and 27 Quebec Road, Chatswood West

Proposal: Demolition of the existing dwellings and associated outbuildings.

The following people addressed the meeting:

1. Applicant: Sam Basha

#### 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 zone.
- 2. The proposal satisfies the statutory provisions set out in the Environmental Planning and Assessment Act 1979.

- 3. The proposal results in no unreasonable adverse impact to adjoining properties and the surrounding environment.
- 4. 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)	Amlala			
Heather Warton (Independent Expert)	m			
Mathew Fortunato (Community Representative)	Mttz-			

2021  State Environmental Planning Policy (Resilience and Hazards) 20 Ryde Local Environmental Plan 2014 (RLEP 2014)  Draft environmental planning instruments: Nil  Development control plans:  Relevant mandatory considerations  Relevant mandatory considerations  Relevant mandatory considerations  Relevant mandatory considerations  Provisions of the Environmental Planning and Assessment Regulation 2021  Coastal zone management plan: [Nil]  The likely impacts of the development, including environmental importance in the locality  The suitability of the site for the development  Any submissions made in accordance with the Environmental Plannian and Assessment Act 1979 or regulations  The public interest, including the principles of ecologically sustaina development  Council assessment report  Written submissions during public exhibition: Nil  Verbal submissions at the public meeting:  On behalf of the applicant – Sam Basha  Site inspection: At the discretion of Panel members  Briefing: 08th May 2025  Attendees:  Panel members: Alison McCabe (Chair), Heather Warton (Independent Expert), Mathew Fortunato (Community)	SCHEDULE 1				
3 Street Address 25 and 27 Quebec Road, Chatswood West 3 Applicant / Owner Council of the City of Ryde (Owner) Council of the City of Ryde (Owner) Conflict of Interest – Development for which the applicant or landowner is (a) the Council Schedule 1, Part 1 of Local Planning Panels Direction  • Environmental planning instruments:  • State Environmental Planning Policy (Resilience and Hazards) 20 • Ryde Local Environmental Planning Policy (Resilience and Hazards) 20 • Ryde Local Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Regulation • Provisions of the Environmental Planning and Assessment Act 1979 or regulations • The public interest, including the principles of ecologically sustainal development • Council assessment report • Written submissions at the public meeting: • On behalf of the applicant – Sam Basha • Site inspection: At the discretion of Panel members • Briefing: 08th May 2025 Attendees: • Panel members: Alison McCabe (Chair), Heather Warton (Independent Expert), Mathew Fortunato (Community	1	DA No.	<b>DA No.</b> LDA2025/0050		
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Representative)	8				
<ul> <li>Council assessment staff: Shannon Butler, Sohail Faridy, Laura Linares, Jason Chanphakeo</li> </ul>					
Papers were circulated electronically on: 28 <sup>th</sup> April 2025			Papers were circulated electronically on: 28 <sup>th</sup> April 2025		

9	Council Recommendation	Approval
10	Draft Conditions	Attachment 1 to the Council assessment report