

**DETERMINATION & STATEMENT OF REASONS**  
**RYDE LOCAL PLANNING PANEL**

<b>Date of Determination</b>	08 May 2025
<b>Panel Members</b>	Alison McCabe (Chair) Heather Warton (Independent Expert) Mathew Fortunato (Community Representative)
<b>Apologies</b>	NIL
<b>Declarations of Interest</b>	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 28<sup>th</sup> 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:

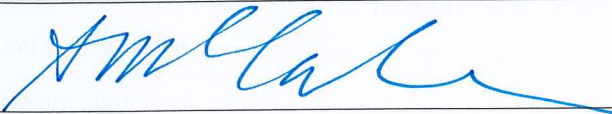


1. The proposal is consistent with the objectives of the zone.
2. The proposal satisfies the statutory provisions set out in the Environmental Planning and Assessment Act 1979.

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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)	
Heather Warton (Independent Expert)	
Mathew Fortunato (Community Representative)	

# SCHEDULE 1

1	DA No.	LDA2025/0050
2	Proposal	Demolition of the existing dwellings and associated outbuildings.
3	Street Address	25 and 27 Quebec Road, Chatswood West
4	Applicant / Owner	Sam Basha (Applicant) Council of the City of Ryde (Owner)
5	Reason for referral to RLPP	<b>Conflict of Interest</b> – Development for which the applicant or landowner is (a) the Council. <i>Schedule 1, Part 1 of Local Planning Panels Direction</i>
6	Relevant mandatory considerations	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>Ryde Local Environmental Plan 2014 (RLEP 2014)</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Ryde Development Control Plan 2014 (RDCP)</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: [Nil]</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	Material considered by the Panel	<ul style="list-style-type: none"> <li>Council assessment report</li> <li>Written submissions during public exhibition: Nil</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Sam Basha</li> </ul> </li> </ul>
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> <li>Site inspection: At the discretion of Panel members</li> <li>Briefing: 08<sup>th</sup> May 2025 Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Alison McCabe (Chair), Heather Warton (Independent Expert), Mathew Fortunato (Community Representative)</li> <li><u>Council assessment staff</u>: Shannon Butler, Sohail Faridy, Laura Linares, Jason Chanphakeo</li> </ul> </li> <li>Papers were circulated electronically on: 28<sup>th</sup> April 2025</li> </ul>

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