

Date of Determination	15 October 2020
Panel Members	Marcia Doheny (Chair) Jennifer Bautovich (Independent Expert) Eric Armstrong (Independent Expert) Donna Gaskill (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Briefing held remotely via teleconference (Council staff at the North Ryde Office) on 15 October 2020. Papers circulated electronically on 8 October 2020. Panel members visited each site prior to the briefing.

MATTER DETERMINED

LDA 2020/0295 – 1 Devlin Street, Ryde
Demolition works and associated tree removal.

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 4.16 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 for B4 zoned land.
2. The proposal complies with the statutory provisions set out in the Environmental Planning and Assessment Act 1979.
3. Through the imposition of conditions, the proposal is considered to be low impact to adjoining properties and the surrounding environment.
4. The proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the addition of **point 7 to condition 23** to read as follows: All demolition workers and subcontractors must park their vehicles on the subject site at all times.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that the amended application did not require notification under the Community Participation Plan.

PANEL MEMBERS	
Marcia Doheny (Chair)	
Jennifer Bautovich	
Eric Armstrong	
Donna Gaskill	

SCHEDULE 1

1	DA No.	LDA2020/0295
2	Proposal	Demolition works and associated tree removal
3	Street Address	1 Devlin Street, Ryde
4	Applicant / Owner	RPS Australia East Pty Ltd / City of Ryde
5	Reason for referral to RLPP	<ul style="list-style-type: none"> • Conflict of interest - Development for which the applicant or land owner 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 No. 55 – Remediation of Land ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: <ul style="list-style-type: none"> ○ Draft Environment SEPP ○ Draft Remediation of Land State Environmental Planning Policy • Development control plans: <ul style="list-style-type: none"> ○ Ryde Development Control Plan 2014 • Planning agreements: Nil • Australian Standard for Demolition - Clause 92(1)(b) • 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 <p>The public interest, including the principles of ecologically sustainable development</p>
7	Material considered by the Panel	<ul style="list-style-type: none"> • Council assessment report & attachments
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> • Site inspection: NA – site photos provided • Briefing: 15 October 2020 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Marcia Doheny (Chair), Jennifer Bautovich, Eric Armstrong, Donna Gaskill ○ <u>Council assessment staff</u>: Sandra Bailey, Peggy Wong, Daniel Pearse, Ross Meachin (Planning Consultant) <ul style="list-style-type: none"> • Papers were circulated electronically on 8 October 2020
9	Council Recommendation	Approval



10	Draft Conditions	Attachment 1 to Council assessment report
----	-------------------------	---