

<b>Date of Determination</b>	7 April 2022
<b>Panel Members</b>	Marcia Doheny (Chair) Graham Brown (Independent Expert) Brett Newbold (Independent Expert) Donna Gaskill (Community Representative)
<b>Apologies</b>	NIL
<b>Declarations of Interest</b>	NIL

Public meeting held remotely via teleconference on 7 April 2022, opened at 5:00pm and closed at 6:51pm.  
Papers circulated electronically on 30 March 2022.

#### **MATTER DETERMINED**

LDA2021/0308

36 Olive Street Ryde

**Proposal:** Construction of a new two storey dwelling.

The following people addressed the meeting:

1. Jacky Hong (submitter)
2. Wendy Woo (on behalf of submitter at 37 Dorothy St)
3. Catherine Cho (applicant)

#### **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 R2 zoned land.
- 2) The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.
- 3) The proposal is not contrary to the public interest.
- 4) The conditions of consent have satisfactorily addressed the potential privacy impacts of the proposal.

The Panel adopts the recommendation and reasons for approval as outlined in the Assessment Officer's report subject to the above addition of reason 4.

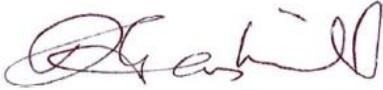
## CONDITIONS

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 considered written submissions made during public exhibition and heard from all those wishing to address the panel.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report. No new issues were raised during the public meeting.

PANEL MEMBERS	
Marcia Doheny (Chair)	
Graham Brown	
Brett Newbold	
Donna Gaskill	

**SCHEDULE 1**

<b>1</b>	<b>DA No.</b>	LDA2021/0308
<b>2</b>	<b>Proposal</b>	Construction of a new two storey dwelling
<b>3</b>	<b>Street Address</b>	36 Olive Street, Ryde
<b>4</b>	<b>Applicant / Owner</b>	Platinum Solutions / Hoon Cho & Catherine Sook Min Cho
<b>5</b>	<b>Reason for referral to RLPP</b>	Contentious development – is the subject of 10 or more unique submissions by way of objection.  <i>Schedule 1, Part 2 of Local Planning Panels Direction</i>
<b>6</b>	<b>Relevant mandatory considerations</b>	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act</li> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy Resilience &amp; Hazards 2021 – Chapter 4 ‘Remediation of Land’</li> <li>○ State Environmental Planning Policy BASIX</li> <li>○ State Environmental Planning Policy Biodiversity &amp; Conservation 2021 – Chapter 2 ‘Vegetation in Non-Rural Areas’</li> <li>○ State Environmental Planning Policy Biodiversity &amp; Conservation 2021 – Chapter 10 ‘Sydney Harbour Catchment’</li> <li>○ Ryde Local Environmental Plan 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</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• City of Ryde Section 7.11 - Development Contributions Plan 2020</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</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>
<b>7</b>	<b>Material considered by the Panel</b>	<ul style="list-style-type: none"> <li>• Council assessment report</li> <li>• Written submissions during public exhibition: 14</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ In support - Nil</li> <li>○ In objection - Jacky Hong, Wendy Woo</li> <li>○ Council assessment officer - Oliver King</li> <li>○ On behalf of the applicant - Catherine Cho</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 due to COVID-19 restrictions</li> <li>• Briefing: 7 April 2022</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Marcia Doheny (Chair), Graham Brown, Brett Newbold, Donna Gaskill</li> <li>○ <u>Council assessment staff</u>: Sandra Bailey, Oliver King, Daniel Pearse</li> </ul> <ul style="list-style-type: none"> <li>• Papers were circulated electronically on 30 March 2022</li> </ul>
9	Council Recommendation	Approval
10	Draft Conditions	Attachment 1 to the Council assessment report