

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CITY OF RYDE COUNCIL, 1 DEVLIN STREET WEDNESDAY, 3 NOVEMBER 2010 AT 7:00 PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Julie Savet Ward	Panel Member
John Neish	Panel Member
Terry Dodds	Panel Member

IN ATTENDANCE

Sanju Reddy	Ryde City Council
Bob Tillet	Ryde City Council
George Lloyd	Ryde City Council
Dominic Johnson	Ryde City Council
Morgan Nguyen	Ryde City Council
Sandra Bailey	Ryde City Council
Paul Stacey	Ryde City Council

APOLOGY:

The meeting commenced at 7.05pm

1. Declarations of Interest – Nil.

2. Business Item

ITEM 1 - 2010SYE058 Ryde LDA2010/0389 - Construction of a mixed-use retail/commercial/residential building; 52-68 Rowe Street & 20 First Avenue Eastwood

3. Public Submission

Peter Brookes Was present to answer questions of the panel members

4. Business Item Recommendations

2010SYE058 Ryde LDA2010/0389 - Construction of a mixed-use retail/commercial/residential building; 52-68 Rowe Street & 20 First Avenue Eastwood

1. The Panel resolves unanimously to accept the recommendations of the planning assessment report, to approve the application, for the reasons mentioned in the report, and subject to the conditions recommended in the report, except as below.
2. Draft Condition 16 is deleted.
3. Condition 65 is substituted by the following condition:

"A contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the release of the Subdivision Certificate for registration at the Land and Property Management Authority (LPMA).

a. A	B
b. Community & Cultural Facilities	\$233,839.73
c. Open Space & Recreation Facilities	\$384,420.34
d. Civic & Urban Improvements	\$254,316.83
e. Roads & Traffic Management Facilities	\$52,647.85
f. Cycleways	\$21,676.19
g. Stormwater Management Facilities	\$83,529.46
h. Plan Administration	\$5,820.03
i. The total contribution is	\$1,036,247.43

j. This contribution is a contribution under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 adopted by City of Ryde on 11/12/2007. The above amount, if not paid within the quarter that the consent is granted, shall be adjusted for inflation by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) on the basis of the contribution rates that are applicable at time of payment."

4. Condition 124 is deleted.

MOTION CARRIED.

5. **Business Item**

ITEM 2 - 2010SYE085 – Ryde - LDA2010/79 - Crown DA for subdivision of land (one lot into two) - 20 Goulding Rd, Ryde

6. **Public Submission**

Cr Roy Maggio	Addressed the Panel against the item
Cr Bill Pickering	Addressed the Panel against the item
Steve O'Hearn	Addressed the Panel against the item
Anthony Roberts MP	Addressed the Panel against the item

7. **Business Item Recommendations**

2010SYE085 – Ryde - LDA2010/79 - Crown DA for subdivision of land (one lot into two) - 20 Goulding Rd, Ryde

- 1) The Panel resolves unanimously not to accept the recommendation of the planning assessment report to approve the application in its present form.
- 2) The Panel would approve an application that
 - a) provides for the continued existence of the 2TripleR radio transmitter on some part of the site;
 - b) contains a satisfactory traffic management plan; and
 - c) contains a satisfactory drainage management plan, both of the latter taking into account the final development intended.

- 3) If Resolution 2 is acceptable to the Sydney Water Corporation, the Panel will make a decision via electronic means of communication when the three requirements in Resolution 2 are fulfilled. In that case the Corporation is required to submit the amended application within 6 weeks of this Resolution.
- 4) If Resolution 2 is not acceptable to the Sydney Water Corporation, or if the Corporation does not act within 6 weeks, the Panel will refer its resolution to refuse the application to the Minister for his concurrence, on the grounds that the requirements in Resolution 2 are reasonable and appropriate requirements for an approval.

MOTION CARRIED.

8. Business Item

ITEM 3 - 2010SYE086 – Ryde - LDA2010/78 - Crown DA for subdivision of land (one lot into two) - 22 Henry St, Ryde (Cudal Reserve)

9. Public Submission

Andrew Wilson	Addressed the Panel against the item
Stuart Clark	Addressed the Panel against the item
Katherine Clark	Addressed the Panel against the item
Clr Roy Maggio	Addressed the Panel against the item
Clr Bill Pickering	Addressed the Panel against the item
Tonia Amy	Addressed the Panel against the item
Anthony Roberts MP	Addressed the Panel against the item
Peter Mitchell	Addressed the Panel against the item
Julie Cossell	Addressed the Panel against the item
Wayne Jackson	Addressed the Panel against the item

10. Business Item Recommendations

2010SYE086 – Ryde - LDA2010/78 - Crown DA for subdivision of land (one lot into two) - 22 Henry St, Ryde (Cudal Reserve)

- 1) The Panel resolves unanimously not to accept the recommendation of the planning assessment report to approve the application.
- 2) The Panel notes that the assessment report takes into account the Director-General's Site Compatibility Certificate; thus the Panel understands fully that the merit assessment arrived at a recommendation for approval. However, the Panel took into account a wider range of factors than the assessment report.
- 3) The Panel resolves unanimously to refer its intention to refuse the application to the Minister for his concurrence on the following grounds:
 - a) Cudal Reserve, while in the ownership of the Sydney Water Corporation rather than of the Ryde City Council and not zoned Open Space, has been perceived for half a century as a public reserve;
 - b) it is used by the community as public reserve;
 - c) it is called a reserve;
 - d) it is maintained and signposted by Ryde City Council as a public reserve;
 - e) in a recent open space survey it is included as part of the local government area's parkland;
 - f) it is extremely well situated, being accessible from two culs-de-sac;
 - g) Ryde's population is planned to grow; hence it is unwise to reduce its parkland, whichever public body is the owner; and

h) the fragment of land proposed for dedication is of little use.

MOTION CARRIED.

The meeting concluded at 9:53pm

Endorsed by

John Roseth
Chair, Sydney East Region Planning Panel
<date> November 2010