

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT RYDE COUNCIL ON WEDNESDAY 15 MAY 2013 AT 11.30AM

PRESENT:

John Roseth	Chair
Tim Moore	Panel Member
Sue Francis	Panel Member

IN ATTENDANCE

Sandra Bailey	Ryde Council
Stuart Harding	Consultant for Ryde Council
Dominic Johnson	Ryde Council
Alan Findlay	Ryde Council
Federico Ramos	Ryde Council
Harry Muker	Ryde Council

APOLOGY: George Simon

1. The meeting commenced at 11.35am.

The Chair addressed the meeting explaining the absence of local members on the Panel. Councillor George Simon was scheduled to attend the meeting; however, he was not present and could not be reached on his phone. On Tuesday 14 May (the day before the JRPP meeting) the council nominated two other councillors to be part of the Panel. The Operational Procedures of the Joint Regional Planning Panels require that councils nominate any new panellists at least fourteen days before a meeting at which they act as a panel member. Therefore the councillors nominated the day before were not eligible to be panel members at this meeting.

2. **Declarations of Interest -**

Nil

3. **Business Items**

ITEM 1 - 2013SYE005 – Ryde - MOD2012/0207 - Amendments to approved development including changes to unit numbers, retail ground floor layout, loading bay, building heights, and conditions - 1-9 Monash Road and 407-417 Victoria Road, Gladesville

4. **Public Submission -**

Craig Chung	Addressed the panel against the item
Roy Maggio	Addressed the panel against the item
Justin Kucic	Addressed the panel against the item
James Littler	Addressed the panel for the item
Lisa Bella Esposito	Addressed the panel on behalf of the applicant
Robert Varga	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE005 – Ryde - MOD2012/0207 - Amendments to approved development including changes to unit numbers, retail ground floor layout, loading bay, building heights, and conditions - 1-9 Monash Road and 407-417 Victoria Road, Gladesville

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the s96 modification application, for the reasons mentioned in the report and subject to the conditions recommended in the report, except for Condition 146, which is deleted.
2. The Panel is aware that the most controversial aspect of this application is the request for extended trading and delivery hours. The deletion of Condition 146 means that the delivery hours specified in Condition 133(h) are retained and the inconsistency between Conditions 146 and 133(h) is rectified. The justification for deleting Condition 146 in a modification application is the applicant's proposed increase in truck size and number of trucks per day, which are both approved.
3. The Panel is aware that the refusal of the applicant's request for extended trading and delivery hours is despite the applicant's claim that delivery trucks cause very little disturbance to surrounding residents. The applicant is therefore advised to apply for a relaxation of the trading and delivery hours when the store has been in operation for at least six months and this claim can be put to practical test.

The meeting concluded at 1.00pm

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
15 May 2013