

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE ON TUESDAY 29 OCTOBER 2013 AT 12.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Craig Cheung	Panel Member

IN ATTENDANCE

Sandra Bailey	Ryde Council
Sanju Reddy	Ryde Council
Sandra McCarry	Ryde Council
Meryl Bishop	Ryde Council

APOLOGY: Sarkis Yedelian Panel Member

1. The meeting commenced at 12.07pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE034 – Ryde - LDA2013/106 - Demolition and Construction - 8 Khartoum Road, Macquarie Park

4. Public Submission -

Michael Macheledt – Development Manager, Kennards Self Storage	Addressed the panel against the item
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5. Business Item Recommendations

ITEM 1 - 2013SYE034 – Ryde - LDA2013/106 - Demolition and Construction - 8 Khartoum Road, Macquarie Park

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to grant deferred commencement consent to the application, for the reasons mentioned in the report. In doing so, the Panel notes that the proposed road on the site is being varied to facilitate the redevelopment of the land. In aiming for this outcome, the LEP Map shows the “proposed access network” and, based on the size and shape of the coloured spaces on the Map, is clearly indicative only. The relevant LEP clause merely acts as a trigger for additional Floor Space Ratio and height, should the land for the required road be provided.
2. The Panel carefully considered the objections of Mr M Macheledt, a representative of Kennard Self Storage, a nearby land owner, whose concern was not with this application, but rather with the

potential impact of the altered road layout on the development potential of his company's land. It became apparent to the Panel that, through negotiations between the Council and the landowner, the "proposed access network" could be varied to accommodate both parties' needs.

3. The Panel also notes the variation to the maximum permissible Floor Space Ratio under the provisions of cl 4.6 of the LEP and agrees to it.
4. The conditions of consent are those recommended in the planning assessment report, except for Conditions 26 and 84, which are varied in accordance with the Council's memorandum dated 28 October 2013.

The meeting concluded at 1.07pm

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
29 October 2013