

**MINUTES OF THE SYDNEY EAST  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT RYDE COUNCIL  
ON WEDNESDAY 25 JUNE 2014 AT 10.30AM**

**PRESENT:**

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member for item 2 only
Craig Chung	Panel Member

**IN ATTENDANCE**

Sandra Bailey	Ryde Council
Sandra McCarry	Ryde Council

**APOLOGY:** Terry Parram

1. The meeting commenced at 10.30am.

**2. Declarations of Interest -**

Sue Francis for item 1 and she did not sit.

**3. Business Items**

***ITEM 1 - 2013SYE057 – Ryde - LDA2013/260 - Allengrove Residential development - Demolition, Construction of 5 RFBs for 179 dwellings, basement parking for 218 cars, landscaping & road works - 1-9 Allengrove Crescent, 116A-122B Epping Road & 259-261A Lane Cove Road, North Ryde***

**4. Public Submission -**

Norman Cincotta	Addressed the panel <b>against</b> the item
Michael Baker	Addressed the panel on behalf of the applicant

**5. Business Item Recommendations**

***ITEM 1 - 2013SYE057 – Ryde - LDA2013/260 - Allengrove Residential development - Demolition, Construction of 5 RFBs for 179 dwellings, basement parking for 218 cars, landscaping & road works - 1-9 Allengrove Crescent, 116A-122B Epping Road & 259-261A Lane Cove Road, North Ryde***

- 1) The panel resolves unanimously to approve the application subject to the conditions in the report except as follows:
  - a) Condition 44 dot point two is amended. The words “*from Lane Cove Road intersection to the eastern boundary*” are deleted and replaced with the words “*outside the frontage*”.
- 2) The Panel's reasons are as follows:
  - a) The proposal is consistent with the amended Concept Plan approved under Part 3A of the Act.

- b) The proposal complies with the requirements of the Council's technical departments and is sound in design, function and relationship with its neighbours.

## 6. Business Items

***ITEM 2 - 2014SYE006 – Ryde - LDA2013/522 - Demolition of commercial / industrial building and construction of a 192 bed hotel and ancillary facilities including a cafe. The proposed development includes a draft Voluntary Planning - 10 Byfield Street, Macquarie Park***

## 7. Public Submission -

Richard Campbell

Addressed the panel on behalf of the applicant

## 8. Business Item Recommendations

***ITEM 2 - 2014SYE006 – Ryde - LDA2013/522 - Demolition of commercial / industrial building and construction of a 192 bed hotel and ancillary facilities including a cafe. The proposed development includes a draft Voluntary Planning - 10 Byfield Street, Macquarie Park***

1. The Panel resolves unanimously to approve the application subject to the conditions recommended in the report.
2. The Panel's reasons are:
3. The variation in the FSR has been justified under s4.6 of the LEP and is balanced by the provision of public benefit, principally in improved drainage.
4. The variation in setback, parking and deep soil controls do not result in adverse impact on the amenity of the locality.

The meeting concluded at 11.00am.

Endorsed by



John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
25 June 2014