

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at City of Ryde Council on Wednesday 5 November 2014 at 11.00am

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Sarkis Yedelian and Craig Chung

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYE084 – Ryde – LDA2014/236 [at 13-15 Porter Street & 115-117 Church Street, Ryde] as described in Schedule 1.**

**Date of determination:** 5 November 2014

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The application is consistent with the planning controls, except for minor variations which were justified under cl 4.6 of the Ryde LEP 2010.

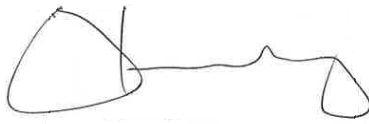
**Conditions:** The Panel adopted the conditions recommended in the assessment report except

- Condition 49, in which “Construction certificate” is replaced by “the relevant Construction Certificate and the last dot point is deleted.
- David Furlong and Sue Francis voted to delete Condition 49 entirely, however the other three members voted to keep it in the amended form;
- Condition 32, in which the amounts are adjusted to reflect the Council’s memo dated 27 October 2014`

**Panel members:**



**John Roseth (chair)**



**David Furlong**



**Sue Francis**



**Sarkis Yedelian**



**Craig Chung**

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## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE084 – Ryde – LDA2014/236
2	<p><b>Proposed development:</b> The proposal seeks consent for the demolition of the existing factory buildings and associated structures and construction of a mixed use development containing two x six storey buildings comprising of a commercial component and sixty two (62) apartments:</p> <ul style="list-style-type: none"> <li>• Building A facing Porter Street will have a retail component of 122m<sup>2</sup> on the ground floor and will contain 28 apartments.</li> <li>• Building B facing Church Street will have a retail component of 88m<sup>2</sup> on the ground floor and will contain 34 apartments.</li> </ul> <p>The development proposes 91 carparking spaces over two half levels and one full level of basement carparking with all vehicular access from Porter Street.</p>
3	<b>Street address:</b> 13-15 Porter Street & 115-117 Church Street, Ryde
4	<p><b>Applicant/Owner:</b></p> <p><b>Applicant:</b> Eastern Pearl P/L  <b>Owner:</b>  13 Porter Street: Makary Family Investments Pty Ltd  Glasson Family Investments Pty Ltd  Cassar Family Investments Pty Ltd</p> <p>15 Porter Street: Flash Group P/L  Glasson Family Investments P/L  Cassar Family Trust</p> <p>115 Church Street: Flash Group P/L  Glasson Family Investments P/L  Cassar Family Trust</p> <p>117 Church Street: Thomas &amp; Laura Walker</p>
5	<b>Type of Regional development:</b> General development with a Capital Investment Value > \$20M
6	<p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act, 1979</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX)</li> <li>• Deemed SEPP – Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Ryde Local Environmental Plan 2010</li> <li>• Ryde Local Environmental Plan 2014</li> <li>• Ryde Development Control Plan 2014</li> <li>• Section 94 Development Contributions Plan 2007.</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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<p><b>Material considered by the panel:</b>  Council Assessment Report Dated: 21 October 2014  Written submissions during public exhibition: four (4)</p>
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 19 August 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report