

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

2014SYE085 – Ryde - LDA2014/258 [at 74-78 Belmore 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:


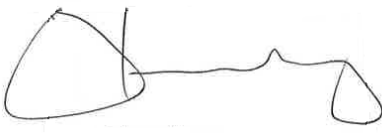
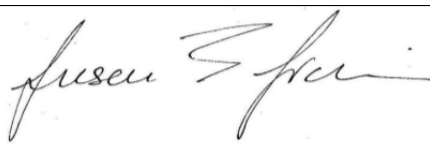


The proposal is generally consistent with the Concept Approval under Part 3A of the EPA Act 1979.

Conditions:

The Panel adopted the conditions recommended in the assessment report, except:

- Condition 18 in which the amounts are adjusted according to the CPI as noted in Council's memo of 27 October 2014;
- Condition 22 in which "Construction Certificate" is replaced by "a Construction Certificate for above-ground works" and the last dot point is deleted.
- David Furlong and Sue Francis voted to delete Condition 22 entirely; however, the other three members voted to keep it in the amended form);
- Condition 30 is amended according to the Council's memo of 4 November 2014;
- A new Condition 125(a) is added according to the Council's memo of 29 October 2014.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Sarkis Yedelian	 Craig Chung	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE085 – Ryde - LDA2014/258
2	Proposed development: Construction of 5 residential flat buildings comprising 416 dwellings and basement parking over 3 levels and part 4th level for 478 vehicles. Restoration of Tellaraga House.
3	Street address: 74-78 Belmore Street, Ryde
4	Applicant/Owner: Combined Projects (Ryde) Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning and Assessment Regulation 2000; • Environmental Planning and Assessment Act 1979; • State Environmental Planning Policy (Major Developments) 2005; • State Environmental Planning Policy (State and Regional Development) 2011; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy (Building Sustainability Index: BASIX); • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy (Infrastructure) 2007; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Ryde Local Environmental Plan 2014; • Ryde Local Environmental Plan 2010; • City of Ryde Development Control Plan 2014; and • Section 94 Development Contributions Plan 2007. • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 22 October 2014 Written submissions during public exhibition: 8 submissions and 1 petition with 145 signatures Verbal submissions at the panel meeting: On behalf of the applicant - Andy Ludvik
8	Meetings and site inspections by the panel: Briefing Meeting on 19 August 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report