

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), Tim Moore, Sarkis Yedelian and Craig Chung

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE091 – Ryde - LDA2014/29 [at 66-82 Talavera Road, Macquarie Park] 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 was consistent with the relevant planning instruments.

Conditions:

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


All references to "Construction Certificate" are replaced by "the relevant Construction Certificate";

- Condition 28 is amended to reflect changes under CPI as reflected in the Council's memo of 27 October 2014;
- Condition 92 is amended by inserting the words "of the café" after "completed fit-out";
- Condition 53 is amended by adding the words "outside the building envelope" after "infrastructure/utilities";
- Condition 54 is modified in the second paragraph to say: "Certification that the building has been constructed to incorporate all Base building requirement must be submitted to the PCA by a suitably qualified consultant before the final Occupation Certificate".
- Condition 56, in which the last dot point is deleted.
- Condition 94, in which the words "of any food-related" are added after the word "the operator" in the second paragraph.

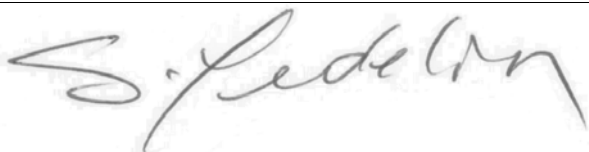
Panel members:



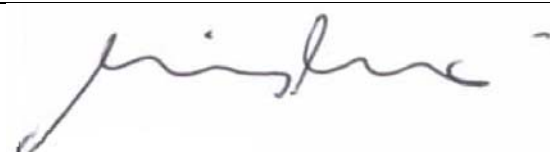
John Roseth (chair)



Tim Moore



Sarkis Yedelian



Craig Chung

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE091 – Ryde - LDA2014/299
2	Proposed development: Demolition of a warehouse building and construction of a four store commercial building with 3 levels of basement car parking
3	Street address: 66-82 Talavera Road, Macquarie Park
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"> • Section 5A Environmental Planning and Assessment Act 1979 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • Deemed State Environmental Planning Policy Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Ryde Local Environmental Plan 2014 • Ryde Local Environmental Plan 2010 • Draft Ryde Local Environmental Plan 2014 (Amendment 1) • City of Ryde Development Control Plan 2014. • 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: 2 submissions Verbal submissions at the panel meeting: On behalf of the applicant- Camille Lattouf and Gavin Carrier
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