

# SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christie Conference Centre on Wednesday 7 October 2015 at 12.00pm

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

Apologies: Councillor Roy Maggio Declarations of Interest: None

## Determination and Statement of Reasons

**2015SYE002 Ryde LDA2014/517: Australand North Ryde Development: Construction of a mixed use development comprising 4 buildings with a maximum height of 14 storeys (above basement levels). The development will contain 380 apartments and 3 separate retail tenancy spaces. Two levels of basement car parking containing 424 spaces and ancillary uses are proposed. The development includes a publicly accessible central plaza and associated drainage and landscaping works at 1-17 Delhi Road, North Ryde as described in Schedule 1.**

**Date of determination:** 7 October 2015

### Decision:

The majority of the panel (DF, JR & SF) determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. Councillor Chung voted against the approval as he was of the view that the impact of proposals in this area will exacerbate the existing road infrastructure failures. He further notes with concern there is no provision for regional infrastructure in the proposal and no capacity for the JRPP or Council to levy for such infrastructure. In particular, it is noted that the development will significantly increase traffic congestion in the area and that some intersections adjacent to the proposed development are already failing. The JRPP recommends that the RMS match Council's \$10m funding commitment for regional road intersection upgrades.

### Panel consideration:


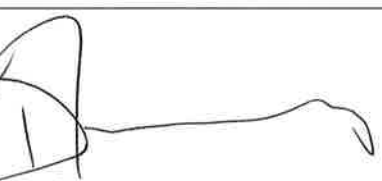
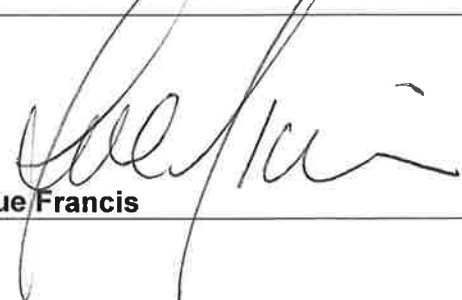


The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

### Reasons for the panel decision:

1. The development application was in accordance with the Urban Activation Precinct (UAP).
2. Amendments to the scheme reduced the amount of on-site parking.
3. The non-compliances with the DCP requirements are acceptable on planning grounds.
4. The panel notes that major traffic improvements will be required to compensate for the impact of this development.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting. The panel adopts the Council Assessment Report, and the notes in the recommended Conditions of Approval, as the reasons for imposition of the conditions and with the amendment to proposed condition 152 as indicated in the memo from Council dated 30.9.2015.

### Panel members:

 <b>John Roseth</b>	 <b>David Furlong (A/Chair)</b>	 <b>Sue Francis</b>
 <b>Craig Chung</b>	 <b>Roy Maggio</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE002 Ryde LDA2014/517
2	<b>Proposed development:</b> Australand North Ryde Development: Construction of a mixed use development comprising 4 buildings with a maximum height of 14 storeys (above basement levels). The development will contain 380 apartments and 3 separate retail tenancy spaces. Two levels of basement car parking containing 424 spaces and ancillary uses are proposed. The development includes a publicly accessible central plaza and associated drainage and landscaping works
3	<b>Street address:</b> 1-17 Delhi Road, North Ryde
4	<b>Applicant/Owner:</b> Australand North Ryde Development Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>• State Environmental Planning Policy No 55 – Contaminated Land</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• Deemed State Environmental Policy Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Draft State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings</li> <li>• Ryde Local Environmental Plan 2014</li> <li>• Ryde Development Control Plan 2014</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	<b>Material considered by the panel:</b> Council Assessment Report dated 22 September 2015 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Support: Nil ; Against: Nil ; On behalf of the applicant: Warwick Dowler
8	<b>Meetings and site inspections by the panel:</b> Briefing meeting on 4 March 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to Council Assessment Report