

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 15 October 2015 at 3.30pm

Panel Members: John Roseth (chair), David Furlong, Tim Moore and Craig Chung

Apologies: Sarkis Yedelian - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE016 Ryde LDA2015/18: Shepherds Bay - Stages 2&3: Construction and occupation of two residential flat buildings consisting of 453 apartments comprising 227 x 1 bed, 194 x 2 bed, 17 x 3 bed, 12 x loft & 3 x studio units. Construction of shared basement car parking area for Stages 2 and 3 with access to Rothesay Avenue for 605 parking spaces. Construction and dedication to Council of a publicly accessible foreshore plaza and link, connecting roads, landscaping and drainage works at 18 Nancarrow Avenue, 9-11 Rothesay Avenue & 41 Belmore Street, Ryde as described in Schedule 1.

Date of determination: 15 October 2015

Decision:

The panel determined to accept the recommendation of the assessment report 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, except for the location of a community facility, which will be located, by mutual agreement, in a later stage of the development.

The proposal complies with the applicable planning controls.


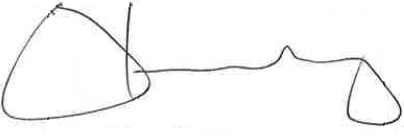

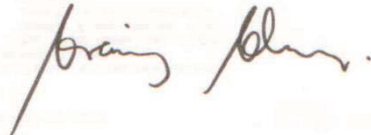
The proposal provides reasonable internal amenity in the apartments.

While the Panel approved the development unanimously, the majority of the Panel (John Roseth, Tim Moore and Craig Chung) believes that the impact of the proposal will exacerbate the existing road infrastructure failures. The majority notes with concern that there is no provision for regional infrastructure in the proposal and no capacity for the JRPP and the Council to levy for such infrastructure. The development will increase congestion in the area and it is noted that some adjacent intersections are already failing. The majority urges the Council, the RMS and other State government agencies to cooperate in the development and funding of traffic and pedestrian management and public transport solutions for the wider Meadowbank and Shepherds Bay area.

Conditions: The development application was approved subject to the conditions recommended in the assessment report, except

Condition 101 is amended by the addition of the following: "The components of the s94 levy that fall both within the category of 'civic Urban Improvements' and form part of the works required by Condition 36, may be offset by works-in-kind in accordance with section 2.9 of the Ryde Section 94 Contribution Plan.

Panel members:

 John Roseth (chair)	 David Furlong	 Tim Moore
 Craig Chung		

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE016 Ryde LDA2015/18
2	Proposed development: Shepherds Bay - Stages 2&3: Construction and occupation of two residential flat buildings consisting of 453 apartments comprising 227 x 1 bed, 194 x 2 bed, 17 x 3 bed, 12 x loft & 3 x studio units. Construction of shared basement car parking area for Stages 2 and 3 with access to Rothesay Avenue for 605 parking spaces. Construction and dedication to Council of a publicly accessible foreshore plaza and link, connecting roads, landscaping and drainage works
3	Street address: 8 Nancarrow Avenue, 9-11 Rothesay Avenue & 41 Belmore Street, Ryde
4	Applicant/Owner: Shepherds Bay Urban Development Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning and Assessment Act, 1979 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65); • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX); • State Environmental Planning Policy Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) (Sydney Harbour SREP); • State Environmental Planning Policy (Infrastructure) 2007; and • Ryde Local Environmental Plan 2014 • Water Management Act 2000 • 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: 30 September 2015 Written submissions during public exhibition: 4 Verbal submissions at the panel meeting: Mr Chris Webster and Mr Ashleigh Ryan addressed the Panel on behalf of the applicant and in support of the application.
8	Meetings and site inspections by the panel: Briefing Meeting on 13 August 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report