

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 16 September 2015 at 3:00 pm

Panel Members: David Furlong (chair), Julie Savet Ward and Tim Moore

Apologies: Craig Chung and Sarkis Yedelian - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE017 Ryde LDA2015/19 at 2-18 Constitution Road & 7-9 Hamilton Crescent, RYDE as described in Schedule 1.

Date of determination: 16 September 2015

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 and the matters observed at site inspections listed at item 8 in Schedule 1.


Reasons for the panel decision:

1. The proposal forms part of a Concept Approval under the former part 3A of the EP & A Act 1979 (as amended) and was generally in accordance with that approval.
2. The applicant amended the proposal during the assessment period to satisfy the suggestions of Council's Urban Design Panel
3. The majority of the issues raised in the public submissions related more to the concept approval and where necessary were dealt with by conditions of consent.

Conditions: The development application was approved subject to the conditions in the memorandum from Council dated 15 September 2015, amended as follows:

Condition 36 be amended by the deletion of the last sentence.
Condition 110H is deleted

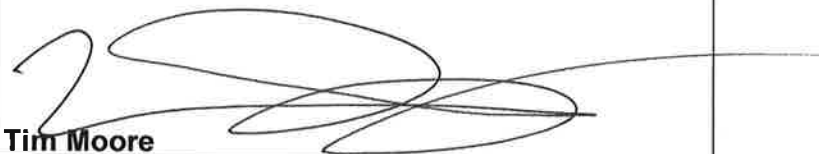
Panel members:



David Furlong (acting chair)



Julie Savet Ward



Tim Moore

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE017 Ryde LDA2015/19
2	Proposed development: Construction of two residential flat buildings consisting of 511 apartments comprising 124 x 1 bed, 217 x 1 bed plus study, 107 x 2 bed, 27 x 2 bed plus study, 13 x 3 bed, 11 x loft (1 bed), 2 loft (2 bed), 10 x studio units and basement car parking area. This application includes street upgrades to public roads and upgrade to stormwater and drainage systems
3	Street address: 2-18 Constitution Road & 7-9 Hamilton Crescent, RYDE
4	Applicant: Nancarrow Developments 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) 2004 (BASIX) • State Environmental Planning Policy (Sydney Harbour Catchment) 2005 (deemed SEPP) (Sydney Harbour SREP) • State Environmental Planning Policy (Infrastructure) 2007 • Ryde Local Environmental Plan 2014 • 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: 19 August 2015 Written submissions during public exhibition: 11 objections Supplementary assessment memo dated 15 September 2015 Verbal submissions at the panel meeting: On behalf of the applicant- Gavin Carrier and David Ryan
8	Meetings and site inspections by the panel: Briefing Meeting on 9 April 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report