

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 14 December 2015 and 15 December 2015

Panel Members: John Roseth (chair), David Furlong, Tim Moore and Sarkis Yedelian

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE025 Ryde LDA2015/31: Shepherds Bay Redevelopment - Stages 8 & 9 - 116 -144 Bowden Street, Meadowbank as described in Schedule 1.

Date of determination: 15 December 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 listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment. The principal reason for the panel decision was that the proposals are generally consistent with the approved Concept Plan.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:

 John Roseth (chair)	 David Furlong	 Tim Moore
 Sarkis Yedlian		

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE025 Ryde LDA2015/31
2	Proposed development: Shepherds Bay Redevelopment - Stages 8 & 9
3	Street address: 16 -144 Bowden Street, Meadowbank
4	Applicant/Owner: Rothesay Avenue Developments Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations: • 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 • 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: 26 November 2015 Written submissions during public exhibition: 11 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Gavin Carrier, Aaron Sutherland, Nick Turner, Annraoi Morris, Dan Szwaj
8	Meetings and site inspections by the panel: Briefing Meeting on 9 April 2015 and Panel Meeting 10 December 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report