

# SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 15 October 2015 at 1.30pm

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

Apologies: None - Declarations of Interest: None

## Determination and Statement of Reasons

2015SYE048 Ryde LDA2015/144: Construction and fit-out of a Masters Home Improvement Centre with car parking and associated infrastructure works (including vehicle and pedestrian access ways), landscaping and business identification signs at 144 Wicks Road, North 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 consistent with the objectives of the Business Park and Commercial Core zoning of the site. The proposal complies with the planning controls of the Ryde LEP 2014. The issues raised in submissions are adequately addressed by conditions.

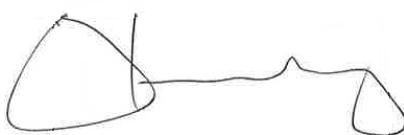
**Conditions:** The development application was approved subject to the conditions recommended in the assessment report, except

- Condition 8 is deleted.
- In Condition 12 the word "Prohibited" is deleted, leaving "Signs" as the heading.
- Condition 15, in which the first sentence is changed to "No service infrastructure utilities, including electrical substations, fire hydrants, gas meters and the like shall be located within the reserves of Roads 3 and 11".
- In Condition 20 the following sentence is added: "The components of the s94 levy that fall within the category of 'Civic and Urban Improvements' and form part of the works required in Condition 49, may be offset by works in kind in accordance with section 2.9 of the Ryde s94 Contribution Plan.

### Panel members:



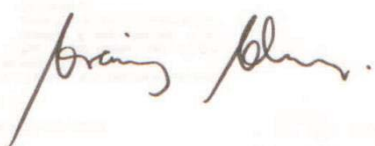
**John Roseth (chair)**



**David Furlong**



**Sue Francis**



**Craig Chung**



**Sarkis Yedelian**

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE048 Ryde LDA2015/144
2	<b>Proposed development:</b> Construction and fit-out of a Masters Home Improvement Centre with car parking and associated infrastructure works (including vehicle and pedestrian access ways), landscaping and business identification signs
3	<b>Street address:</b> 144 Wicks Road, North Ryde
4	<b>Applicant:</b> Woolworths/ Hydrox Nominees 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>• Environmental Planning and Assessment Act, 1979</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings (SEPP 65);</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX);</li> <li>• State Environmental Planning Policy Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) (Sydney Harbour SREP);</li> <li>• State Environmental Planning Policy (Infrastructure) 2007; and</li> <li>• Ryde Local Environmental Plan 2014</li> <li>• Water Management Act 2000</li> <li>• City of 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: 6 October 2015 Written submissions during public exhibition: 11 Verbal submissions at the panel meeting: Mr Tony Pratt addressed the Panel on behalf of the applicant and in support of the application.
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 9 April 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report