

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 17 June 2015 at 12:00 pm

Panel Members: John Roseth (chair), Sue Francis and Jason Perica

Apologies: Sarkis Yedelian and Roy Maggio - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE049 Ryde LDA2015/143 [at 109-129 Blaxland Road, RYDE] as described in Schedule 1.

Date of determination: 17 June 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, 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:

The modification application does not raise any issues in respect of bulk, scale, traffic and car parking. The application proposes a re-arrangement of tenancies, which are required primarily for commercial reasons.

Conditions: The development application was approved subject to the conditions attached to the assessment report, except for Condition 36, in which the words "within the site" were added after the word "premises" in the first paragraph.

Panel members:

 John Roseth (chair)	 Sue Francis	 Jason Perica
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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE049 Ryde LDA2015/143
2	Proposed development: Top Ryde City Shopping Centre - Internal Alterations and Fit-out: Reconfiguration of existing tenancies at Level GL and Level L1 with the latter to include a new supermarket / associated liquor tenancy and three zones for future kiosks. Fit-out, occupation and use of new supermarket tenancy on Level L1 and reconfiguration of the Level LG1 loading dock to accommodate the supermarket tenancy and installation of trolley hoist between Levels L1 and L2, a trolley storage zone and plant room space at Level L2. Change to internal pedestrian access including deleting existing department store escalators and infilling the relevant voids and filling the escalator void at Level LG1 near the food court. Reconfiguring car parking spaces within the centre to accommodate the proposed works
3	Street address: 109-129 Blaxland Road, RYDE
4	Applicant: Anthony Barrios – Winim 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"> • State Environmental Planning Policy (State and Regional Development) 2011 • Deemed State Environmental Planning Policy Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Ryde Local Environmental Plan 2014 • 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 1 June 2015 Written submissions during public exhibition: two (2) Verbal submissions at the panel meeting: On behalf of the applicant- Anthony Barrios
8	Meetings and site inspections by the panel: Briefing Meeting on 17 June 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report