

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Ryde Council on Wednesday 28 October 2015 at 11.00am

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Craig Chung and Sarkis Yedelian

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE065 Ryde LDA2015/156: Demolition and site works, construction of a part 3, part 6 and part 7 storey mixed use development containing retail and residential uses over 2 levels of basement carparking. A total of 3 retail premises and 59 residential apartments are proposed at 142-154 Victoria Road & 1 Meriton Street, Gladesville as described in Schedule 1.

**Date of determination:** 28 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 80/96 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:**


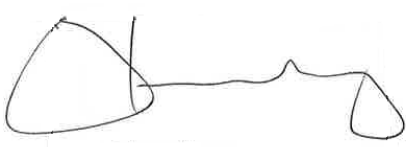

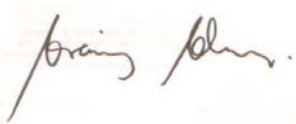

The proposal complies with the relevant planning controls, apart from a minor variation of the height control. The Panel had access to the applicant's justification, under cl 4.6 of the Ryde LEP 2014, of the height variation as well as the assessment of that justification in the assessment report. The Panel notes that the standard has been varied on several occasions in the precinct. Therefore the variation is consistent with recent decisions of the Land and Environment Court.

The panel notes the applicant's request to delete Condition 54, which requires undergrounding of services. However, the Panel left the condition intact on the basis that Part 4.6 of the City of Ryde DCP 2014 requires the undergrounding of services in the Gladesville Town Centre and Victoria Road Corridor.

The Panel notes the objection of Mr Gauchan in relation to his lease as well as the willingness of the applicant to negotiate with Mr Gauchan in this matter.

**Conditions:** The development application was approved subject to the conditions attached to the assessment report, as amended by the version printed on 27 October 2015.

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Julie Savet-Ward</b>
 <b>Craig Chung</b>	 <b>Sarkis Yedelian</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE065 Ryde LDA2015/156
2	<b>Proposed development:</b> Demolition and site works, construction of a part 3, part 6 and part 7 storey mixed use development containing retail and residential uses over 2 levels of basement carparking. A total of 3 retail premises and 59 residential apartments are proposed
3	<b>Street address:</b> 142-154 Victoria Road & 1 Meriton Street, Gladesville
4	<b>Applicant/Owner:</b> Bridgelane Property 12 Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<ul style="list-style-type: none"> <li>• <b>Relevant mandatory considerations</b></li> <li>• Environmental Planning and Assessment Regulation 2000;</li> <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;</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX);</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development;</li> <li>• Draft State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development;</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>• Ryde Local Environmental Plan 2014;</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: 22 July 2015 Written submissions during public exhibition: 4 Verbal submissions at the panel meeting: Support- nil; Against - Om Barsad Gauchan; On behalf of the applicant - Anthony Andrietta
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 13 August 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report