

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

2015SYE066 Ryde LDA2015/166: Whiteside Development - Demolition, construction of 2 residential flat buildings comprising 160 units with basement parking for 147 vehicles, construction of 4 semi-detached dwellings fronting David Avenue, new private access road connecting David Avenue and Whiteside Street, and landscaping works. The residential flat buildings will extend to 5 storeys for Building A and 3 storeys for Building B. The total number of parking spaces onsite will be 165 at 5 Whiteside Street & 14-16 David Avenue, North Ryde

Date of determination: 15 October 2015

Decision:

The majority of the panel (John Roseth, David Furlong and Sue Francis) 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*. Craig Chung and Sarkis Yedelian voted against approval.

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 majority panel decision:

The proposal is generally consistent with the modified Concept Approval.

The proposal is well conceived in its design, function and relationship with its neighbours.

Craig Chung and Sarkis Yedelian voted against the approval as they were of the view that the impact of the proposal on this area will exacerbate the existing road infrastructure failures. They note with concern that there is no provision for regional infrastructure in the proposal and no capacity for the JRPP or Council to levy for such infrastructure. They also note that the development will increase significantly traffic congestion in the area and that some intersections adjacent to the proposed development are already failing. They recommend that the RMS match Council's \$10m funding commitment for regional road intersection upgrades.

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

Condition 136 is changed to: "Staff or contractors are to be employed to

Take the waste and recycling containers from the waste storage rooms to the containers emptying point for servicing and return the containers to the waste storage rooms after servicing.

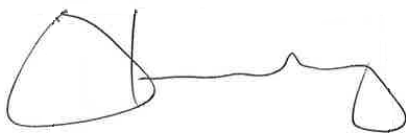
Clean and maintain the waste storage and handling facilities."

Condition 32 has a sentence added: "The components of the s94 levy that fall both within the category of 'Civic – Urban Improvements' and form part of the works required by Condition 53, may be offset by works-in-kind in accordance with section 2.9 of the Ryde Section 94 Contribution Plan.

Panel members:



John Roseth (chair)

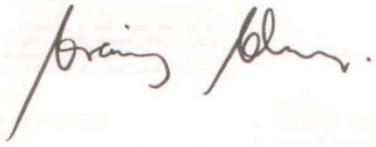


David Furlong



Sue Francis

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A handwritten signature in brown ink, appearing to read "Craig Chung".

Craig Chung

A handwritten signature in black ink, appearing to read "S. Yedelian".

Sarkis Yedelian

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE066 Ryde LDA2015/166
2	Proposed development: Whiteside Development - Demolition, construction of 2 residential flat buildings comprising 160 units with basement parking for 147 vehicles, construction of 4 semi-detached dwellings fronting David Avenue, new private access road connecting David Avenue and Whiteside Street, and landscaping works. The residential flat buildings will extend to 5 storeys for Building A and 3 storeys for Building B. The total number of parking spaces onsite
3	Street address: Whiteside Street & 14-16 David Avenue, North Ryde
4	Applicant: Skylake Group Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations • State Environmental Planning Policy (State and Regional Development) 2011; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No 64 – Advertising and Signage; • Deemed SEPP – Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • Ryde Local Environmental Plan 2014; • Draft LEP2014 (Amendment 1) Planning Proposal; • 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: 30 September 2015 Written submissions during public exhibition: 3 No verbal submissions at the panel meeting.
8	Meetings and site inspections by the panel: Briefing Meeting on 20 August 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report.