

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

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

Panel Members: John Roseth (chair), Sue Francis, Julie Savet-Ward, Craig Chung and Sarkis Yedelian

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE083 Ryde LDA2014/402: Construction of three (3) mixed use buildings with a total of 297 apartments as follows: Sydney Building: Ground floor services and retail/ commercial with 21 levels of residential units above. The building will contain 156 apartments; Melbourne Building: Ground floor retail/commercial and 11 levels of residential units above. The building will contain 102 apartments; Hobart Building: Ground floor retail/commercial, community facilities (gym) and 7 levels of residential units above. The building will contain 39 apartments; Construction of a Stage 2 car park fit out; Detail Landscaping works to the podium level (please note that this application was a Concept Plan Approval under Part 3A of the Environmental Planning & Assessment Act) at 110-114 Herring Rd Macquarie Park as described in Schedule 1.

Date of determination: 28 October 2015

Decision:

The majority of the Panel (John Roseth, Sue Francis and Julie-Savet-Ward) 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 majority of the Panel (John Roseth, Sue Francis and Julie Savet-Ward) approved the application on the grounds that it was substantially consistent with the approved Concept Plan, as amended.

The minority (Craig Chung and Sarkis Yedelian) voted for refusal on the grounds that there is no mechanism for funding the road and public transport improvements that would be required as a result of the increased densities resulting from this development and others like it. They were of the view that the impact of the proposal on the area will exacerbate existing road infrastructure failures.

The Panel also noted that the development will significantly increase traffic congestion in the area and that some intersections adjacent to the proposed development are already failing. The panel recommends that the RMS match Councils \$10m funding commitment for regional road intersection upgrades.

Conditions: The development application was approved subject to the conditions attached to the assessment report, as amended by the council's memorandum dated 27 October 2015.

Panel members:

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|  John Roseth (chair) |  Sue Francis |  Julie Savet-Ward |
|  Craig Chung |  Sarkis Yedelian | |

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SCHEDULE 1

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| 1 | JRPP Reference – LGA- Council Reference: 2015SYE083 Ryde LDA2014/402 |
| 2 | Proposed development: Construction of three (3) mixed use buildings with a total of 297 apartments as follows: Sydney Building: Ground floor services and retail/ commercial with 21 levels of residential units above. The building will contain 156 apartments; Melbourne Building: Ground floor retail/commercial and 11 levels of residential units above. The building will contain 102 apartments; Hobart Building: Ground floor retail/commercial, community facilities (gym) and 7 levels of residential units above. The building will contain 39 apartments; Construction of a Stage 2 car park fit out; Detail Landscaping works to the podium level (please note that this application was a Concept Plan Approval under Part 3A of the Environmental Planning & Assessment Act) |
| 3 | Street address: 110-114 Herring Rd Macquarie Park |
| 4 | Applicant: Stamford Property Services P/L Owner: HSH Hotels (Australia) 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"> • Environmental Planning and Assessment Act 1979; • State Environmental Planning Policy (State and Regional Development) 2011; • State Environmental Planning Policy No. 55 – Remediation of Land; • State Environmental Planning Policy (Building Sustainability Index: BASIX); • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development; • State Environmental Planning Policy (Infrastructure) 2007; • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005; • SEPP (Major Development) Amendment (Ryde) 2015; • Draft State Environmental Planning Policy 65; • 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: 14 October 2015 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- Mr J Micallef |
| 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 |