

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 13 April 2016 and 19 April 2016

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE137 – Ryde - LDA2015/484 - Proposed serviced apartment building, including rooftop restaurant, pool, gym and function centre - 388-392 Lanecove Road, Macquarie Park as described in Schedule 1.

**Date of determination:** 19 April 2016

**Decision:**

The panel determined 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 panel adopted the assessment of those matters in the Council Assessment Report. The principal reasons for the panel decision was that:

- The proposal is consistent with the relevant controls and the desired future character of the area.
- The proposal's external impacts are reasonable.

**Conditions:** The development application was approved subject to the conditions in the Council Assessment Report.

**Panel members:**

 <p><b>John Roseth (chair)</b></p>	 <p><b>David Furlong</b></p>	 <p><b>Sue Francis</b></p>
 <p><b>Craig Chung</b></p>	 <p><b>Sarkis Yedlian</b></p>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE137 – Ryde - LDA2015/484
2	<b>Proposed development:</b> Proposed serviced apartment building, including rooftop restaurant, pool, gym and function centre
3	<b>Street address:</b> 388-392 Lanecove Road, Macquarie Park
4	<b>Applicant/Owner:</b> Shri Ganesh Capital 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>• Roads Act 1993;</li> <li>• Environmental Planning and Assessment Regulation 2000;</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 (Infrastructure) 2007;</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, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 12 April 2016 Written submissions during public exhibition: 0
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 2 March 2016
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report