

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 10 March 2016 at 4.30pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis

Apologies: Councillor Craig Chung and Councillor Sarkis Yedelian - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE147 – Ryde - LDA2015/435 - Putney Hill Stage 2 Phase 2 (Buildings 7A & 8A) - 110 Princes Street, Ryde as described in Schedule 1.

Date of determination: 10 March 2016

Decision:

The panel determined to accept the recommendation of the assessment report to approve 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 approved the application for the following reasons:

1. The proposal is consistent with the approved Concept Plan, as amended.
2. The proposal is consistent with the relevant planning controls.

Conditions: The development application was approved subject to the conditions in the assessment report, as amended by agreement between the applicant and the council in Ryde Council's Memorandum dated 10 March 2016.

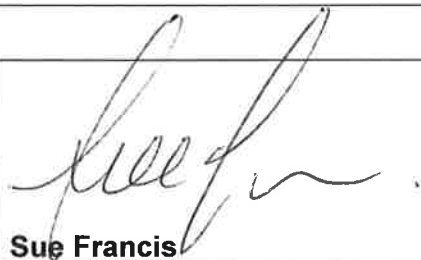
Panel members:



John Roseth (chair)



David Furlong



Sue Francis

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE147 – Ryde - LDA2015/435
2	Proposed development: Putney Hill Stage 2 Phase 2 (Buildings 7A & 8A)
3	Street address: 110 Princes Street, Ryde
4	Applicant/Owner: Frasers Putney 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"> • Environmental Planning and Assessment Act, 1979 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Major Developments) 2005 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Building Sustainability Index: BASIX) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development • 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: 25 February 2016 Written submissions during public exhibition: 2 Memorandum from City of Ryde Council dated 10 March 2016
8	Meetings and site inspections by the panel: Briefing Meeting on 10 December 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report