

Joint Regional Planning Panel – Pre-Gateway Review

The Sydney East Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

Declarations of Interest: Craig Chung and Sarkis Yedelian were not part of the Panel in order to avoid any appearance of pre-judgement by a Panel Member

The Pre-Gateway Review:

Date of Review:	31 August 2016
Dept. Ref. No:	PGR_2016_RYDEC_001_00
LGA:	Ryde
LEP to be Amended:	Ryde Local Environmental Plan 2014
Address / Location:	86 Blenheim Road and 12-14 Epping Road North Ryde
Proposed Instrument:	Ryde Local Environmental Plan 2014
Panel Chair:	John Roseth
Panel Members:	Sue Francis, Nicole Gurran

Reason for review:	☐	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☒	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

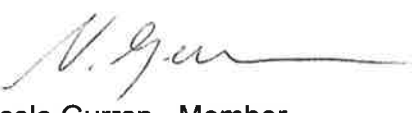
JRPP RECOMMENDATION:	☐	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	☒	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

1. The JRPP has considered the Department of Planning and Environment's briefing note, as well as the views of the Council and of the proponent and has visited the site.
2. The major strategic merit claimed for this site is its proximity to public transport. The Panel notes that it is about 600m from North Ryde station and that pedestrians have to cross a major road to get there. The Panel agrees that the site is close to numerous bus stops.
3. In the Panel's opinion, the high-intensity development on the northern side of Epping Road has little relevance to development on the southern side and is not a reason for significant increase in height and density. The Macquarie Park Investigation Areas are confined to the northern side of Epping Road and are considered for increases in height and residential density. Epping Road is considered a major physical barrier to these investigation areas and an obvious physical buffer to the lower density residential areas south.

4. The site is at the edge of an existing park and reserve. The impact of a tall building on the open space, in terms of overshadowing and overlooking, would be highly adverse. In reaching its decision, the Panel placed major weight on this adverse impact.

Endorsed on 31 August by

 John Roseth - Chair	 Nicole Gurrán - Member
 Sue Francis - Member	