

Thursday 10 May 2012

ALLENGROVE DEVELOPMENT DEEMED INAPPROPRIATE

An application made under the former Major Projects (or Part 3A) legislation to redevelop land at the corner of Lane Cove Road and Epping Road, North Ryde (with access from Allengrove Crescent) was referred to the Planning Assessment Commission (PAC) for determination in March this year.

The application was for residential flat buildings ranging from four to eight storeys in height containing 196 units with basement car parking for 273 cars.

Due to the level of public interest and the large number of submissions received on the project, the PAC arranged a Community Meeting on Monday 16 April 2012.

The City of Ryde made a presentation to the PAC prior to the meeting and also made a presentation to the community at the meeting, outlining its objections to the project.

On Monday 7 May 2012, the City of Ryde received formal notice that the PAC has refused the application.

City of Ryde Mayor, Clr Artin Etmekdjian, said, "The City of Ryde supported the communities view on this proposal and Council made a presentation to PAC on their behalf.

"Council opposed the development as being inconsistent with our planning controls and likely to adversely impact the local community.

"We were persistent in our representation of the local community's concerns about noise, traffic and loss of privacy and these concerns have now been vindicated by the independent assessment of the PAC."

"We are very pleased that PAC has refused the application".

The reasons for refusal are:

- It is not in the public interest to approve the proposed development because it would be inconsistent with the provisions of the Ryde Local Environmental Plan 2010.
- It would adversely impact the orderly development of land in the City of Ryde.
- The proposed development would be incompatible with the Ryde Local Environmental Plan 2010 R2 low density residential zone objectives and out of character with the surrounding residential area.
- The proposed development would increase traffic create access constraints that would detrimentally impact on existing and future residents and the local road network.
- The proposed development would adversely impact on the amenities of residents by way of noise and disturbance, traffic, overlooking and visual intrusion.

The determination and the Commission's Report can be viewed on the PAC website at www.pac.nsw.gov.au.

ENDS

Media contact: Derek McCarthy, City of Ryde, 9952 8384