

Date of Determination	10 April 2025
Panel Members	John Cole (Chair) David Crofts (Independent Expert) Dr. Awais Piracha (Independent Expert) John Smolders (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Public meeting held remotely via teleconference on 10th April 2025 opened at 3:00pm and closed at 4:36pm.

Papers circulated electronically on 03rd April 2025.

MATTER DETERMINED

APL2025/0001

Address: 1226 Victoria Rd, Melrose Park

Proposal: Section 8.3 Review of Determination of LDA2024/0062 seeking amendments to conditions of consent for approved road widening, new traffic signals and upgrades to intersection, including land subdivision, dedication, and civil works

The following people addressed the meeting:

1. Ali Alaouis (on behalf of the applicant)
2. Richard Stephens (on behalf of the applicant)
3. William Courtenay (on behalf of the applicant)
4. Richard Johnson (on behalf of the applicant)

PANEL CONSIDERATIONS AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7, and the material presented at meetings and briefings listed at item 8 in Schedule 1.

DEVELOPMENT APPLICATION

The Panel determined to defer development application for electronic determination as described in Schedule 1, pursuant to Section 4.6 of the *Environmental Planning and Assessment Act 1979* to seek additional information in relation to a clear set of plans noting the extent of work actually proposed, removal of power poles and undergrounding of electrical services as far as pole opposite the intersection with Wykoff Lane (ie removal of Ausgrid Poles No. 68654, 68653 & 68655).

The applicant is required to provide a clear set of architectural plans which note the following:

- Extent of work from Victoria Road to Wharf Road up to the intersection of Wykoff Lane being resurfaced with new bitumen
- Section of Wharf Road between Wykoff Lane and Appleroth Street to note the renewal of the existing bitumen road carriageway adjacent to the concrete centre pavement
- Details of new shared pathway arrangement at the corner and into Wharf Road
- Details regarding the renewal of pedestrian footpath along Wharf Road
- Details regarding the works required for residential driveways.

Additionally, the applicant is requested to seek owners' consent for three affected properties associated with Ausgrid Pole No. 68655 to whether they would accept the applicant to install a private pole and underground their electrical connection to that pole from the undergrounded street power.

The applicant is to provide the information within 14 days.

The decision was unanimous.


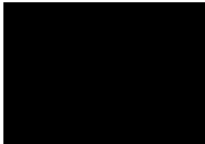

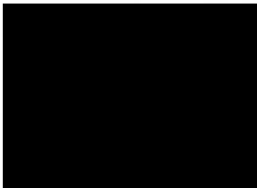
REASONS FOR THE DECISION

The Panel determined to defer the application for determination the following reasons:

- 1) The Panel is not satisfied that the plans provided as part of this application clearly demonstrate the scope of works, location of new electrical power poles/light poles and associated works with driveways and the options and potential impact of such works.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes the written submissions were made during public exhibition. No oral submissions were made to the Panel.

PANEL MEMBERS	
John Cole (Chair)	
David Crofts (Independent Expert)	
Dr. Awais Piracha (Independent Expert)	
John Smolders (Community Representative)	

SCHEDULE 1		
1	DA No.	APL2025/0001
2	Proposal	Section 8.3 Review of Determination of LDA2024/0062 seeking amendments to conditions of consent for approved road widening, new traffic signals and upgrades to intersection, including land subdivision, dedication, and civil works
3	Street Address	1226 Victoria Rd, Melrose Park
4	Applicant / Owner	Sekisui House (Applicant) SH Melrose PP Land P/L (Owner) City of Ryde Council (Owner)
5	Reason for referral to RLPP	Section 8.5 of the Environmental Planning and Assessment Act 1979: Development Application was determined by the Local Planning Panel.
6	Relevant mandatory considerations	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> All relevant matters for consideration under this section have been addressed under the assessment of the original development application (LDA2024/0062). Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Ryde Development Control Plan 2014 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil Coastal zone management plan: [Nil] 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	Material considered by the Panel	<ul style="list-style-type: none"> Council assessment report Written submissions during public exhibition: Nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Ali Alaouis, Richard Stephens, William Courtenay, Richard Johnson Written response to Council's assessment report and conditions of consent
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> Site inspection: Panel Chair John Cole and member John Smolders visited the site on 10 April 2025 with Council officers. The other panel members, Awais Piracha and David Crofts, conducted their site inspections independently Briefing: 10th April 2025 Attendees:

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: John Cole (Chair), David Crofts (Independent Expert), Dr. Awais Piracha (Independent Expert), John Smolders (Community Representative) • <u>Council assessment staff</u>: Shannon Butler, Holly Charalambous, Sohail Faridy, Laura Linares, Jason Chanphakeo • Papers were circulated electronically on:
9	Council Recommendation	Requested amendments to conditions partially supported
10	Draft Conditions	Attachment 1 to the Council assessment report