

Concept Plan Refusal

Section 75O of the *Environmental Planning & Assessment Act 1979*

Under delegation of the Minister for Planning and Infrastructure dated 14 September 2011, the Planning Assessment Commission of New South Wales determine to **refuse** to give approval to the Concept Plan application referred to in Schedule 1, pursuant to Section 75O(1) of the *Environmental Planning and Assessment Act 1979* for the reasons listed in Schedule 2.



E. Prof Kevin Sproats
Member of the Commission



Mr Richard Thorp
Member of the Commission

Sydney

3 May 2012

SCHEDULE 1

Application No.:	MP10_0037
Proponent:	EGC Custodian Services Pty Ltd
Approval Authority:	Minister for Planning and Infrastructure
Land:	Lot 9 DP576484, Lot 2 DP371325, Lot 1 DP845252, Lot 2 DP524945, Lot 10 DP739172, Lot 1 DP504970, Lot 24 DP869002, Lot 1 DP656171, Lot 2 DP656172, Lots 3-7 DP28702, 116a-122b Epping Road, 259-263 Lane Cove Road and 1-9 Allengrove Crescent, North Ryde
Project:	Residential flat development concept, including: <ul style="list-style-type: none">• Use of the site for residential flat buildings;• Indicative building envelopes for 5 buildings to a maximum height of 98.00 AHD;• Three basement levels of car parking;• Road works to support the development; and• Landscaping areas throughout the site.

SCHEDULE 2

REASONS FOR REFUSAL

1. 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* and would adversely impact on the orderly development of land in the City of Ryde.
2. 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.
3. The proposed development would give rise to traffic generation and access constraints that would detrimentally impact on existing and future residents, and the local road network.
4. The proposed development would adversely impact on the amenities of residents by way of noise and disturbance, traffic, overlooking and visual intrusion.