

MEMO
Environment & Planning

To : Angela Kenna – Panel Secretariat
Joint Regional Planning Panel

From : Sandra Bailey – Team Leader, Major Developments

Date : 16 September 2013

SUBJECT : 2012SYE105 – LDA2012/417

The recommendation in Stuart McDonald's report requires the submission of amended plans to address various aspects of the development. On 13/9/13, the applicant provided a response in respect of this report. The following table provides a brief summary of the information to date. As demonstrated in the table some of the issues have been addressed which will affect the recommendation contained in the report. An updated recommendation has also been attached for the Panel's consideration.

1. That the applicant for development application 2012 SYE 105 to undertake demolition of an existing building and the construction and use of a 7 storey mixed use development with ground floor retail, 62 residential units (12 studios, 37 x 1 bed and 13 x 2 bed) and parking for 82 vehicles within 3 basement levels at **1-3 Wharf Road and adjoining road reserve at Meriton Street and Wharf Road Gladesville**, be required to amend the application as follows:

1.1 In order address external building bulk and scale impacts:

- a. The building at the rear southern end of the site adjacent to the proposed new lane is to be a maximum of 6 storeys above ground level. The top level of the building is to be part 6 storeys, at the rear, and part 7 storeys for the remainder. This will require a step in the built form from the front to the rear of the building at the top level. The top storey at the rear is to be setback so as to at least comply with the minimum setback of 8.0 metres to the property boundary with No 5 Wharf Road, as required under Ryde Development Control Plan 2010 (RDCP 2010).
- b. The whole of the ground floor level (known as level 1) of the building at the rear adjacent to the proposed new lane is to have a minimum setback of 8.0 metres to the property boundary with No 5 Wharf Road. In particular this will require the south-western corner of the building adjacent to the proposed intersection of the new lane and Meriton Street to be amended, so as to be consistent with the requirements of Ryde Development Control Plan 2010 (RDCP 2010).
- c. The whole of the building at levels 2-6 at the rear of the site adjacent to the proposed new lane is to have a minimum setback of 6.0 metres to the property boundary with No 5 Wharf Road. In particular this will require the south-western corner of the building adjacent to the proposed intersection of the new lane and Meriton Street to be amended.

1.2 In order to address issues associated with the internal planning and amenity of the residential units:

- a. All units are to have a minimum gross floor area, exclusive of wintergardens or balconies, as follows:
 - i. Studio units: 38.5m²
 - ii. 1 bedroom units: 50m²
 - iii. 2 bedroom units: 70m²
- b. The internal layouts of residential units 01-04 on levels 2-7 inclusive are to be re-planned so as to ensure that bedrooms adjoin bedrooms along dividing walls of the units and to avoid circumstances where

active uses such as balconies, living areas and bathrooms adjoin bedrooms along dividing walls between the units.

c. The wintergardens/balconies are to be amended as follows:

i. Enclosed balconies in the form of wintergardens are acceptable to all ground floor units and units 04-05 on levels 2-7 only. The wintergardens are to have bi-fold windows or sliding screens or similar and not include awning windows. All other units are to have balconies that are not capable of being fully enclosed. These balconies may include sliding screens or similar to provide partial protection.

ii. All studio units are to include balconies (wintergardens where otherwise allowed as outlined above) with a minimum internal area of 6 square metres and a minimum depth at any point of 2.0 metres. All 1 bedroom units are to include balconies (wintergardens where otherwise allowed as outlined above) with a minimum internal area of 8 square metres and a minimum depth at any point of 2.0 metres. All 2 bedroom units are to include balconies (wintergardens where otherwise allowed as outlined above) with a minimum internal area of 10 square metres and a minimum depth at any point of 2.0 metres.

iii. In relation to the balconies to units 08-10 on levels 2-6 each is to include a solid balustrade to a height of 1.2 metres so as to prevent overlooking from a seated position to the rear of No 5 Wharf Road.

1.3 Detailed landscape plan(s) for the treatment of that part of the proposed publicly accessible plaza to be located on the subject site, including details of treatment at the northern end adjacent to the proposed Victoria Road slipway and details of the treatment of the proposed communal open space on the roof of the building are to be provided. Details are to take into account the matters raised by RMS in 1.1 above. The landscape plan is to address all of the public benefit works identified in the Voluntary Planning Agreement. The plan is to include construction drawings for the required works within the plaza, Meriton Street, the laneway and the northern end of the site adjacent to Victoria Road. All of the work is to be in accordance with the Ryde Public Domain Manual.

1.4 In order to address the outstanding engineering issues:

1. The exit ramp gradients from basement level 1 to the new laneway are excessive and do not comply with section 3.3 of AS 2890.1-2004. Accordingly the access ramp gradients are to be modified to comply with this requirement. Evidence that this cannot be achieved is to be

supplied to Council prior to consideration of alternative low intensity audible siren with flashing light for pedestrian and traffic warning of vehicle egress from the basement ramp.

3.

4. To facilitate safe pedestrian sight distance the residential bin room shall be chamfered to produce a safe sight triangle of 2.5x2m at the driveway entrance.

5. A minimum 1.2m clearance is required from the outside of basement 2 roof slab to the finished level of the new lane way to allow for future provision of utility mains.

6. Allocation of parking spaces are to be clearly numbered and labelled for the appropriate use e.g. visitor, retail, resident etc and the space dimensions and aisle widths are required to be designed in accordance with AS 2890.1-2004 for the applicable user class.

1.5 A revised BASIX Certificate that addresses the amended plans in respect of the above is to be submitted. The BASIX Certificate is to demonstrate that the development achieves the required project scores for water, thermal comfort and energy.

1.6 The applicant is to submit a revised Voluntary Planning Agreement. The document is to remove the contingency component, provide a corresponding increase in the monetary component to achieve close proximity to the 20% threshold in excess of Section 94 contributions and address all legal requirements under the Environmental Planning and Assessment Act, 1979.

1.7 A revised Implementation Deed is to be submitted to Council's satisfaction.

1.8 A Stratum Management Plan is to be prepared and submitted to Council's satisfaction.

2. That the applicant be required to provide amended documentation to address the matters detailed in item 1 above to the Council within 4 months of the date of the Panel's decision.
3. Upon receipt of amended documentation that addresses the matters raised in item 1 above, the application be subject to a further assessment report for the consideration of the Panel.