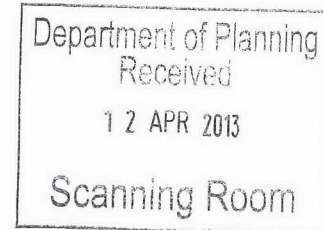




Joint Regional Planning Panel
Panel Secretariat
23-33 Bridge Street
Sydney NSW 2000



9 April 2013

Dear Sir/Madam,

JRPP Ref No 2013SYE005
1-9 Monash Road and 407-417 Victoria Road Gladesville
Modification MOD2012/207 to Local Development Application LDA2011/648

The Council of the City of Ryde wishes to table a number of concerns regarding this development.

The Gladesville community is experiencing significant development since the gazettal of the Local Environment Plan for the Gladesville Town Centre and Victoria Road Corridor in 2010. Approved developments include 32 residential units at 297-307 Victoria Rd, a new Dan Murphy's Liquor retail outlet at 328-332 Victoria Rd, a mixed use development containing 40 residential units at 5-11 Meriton St, and in addition there are a number of applications still under assessment, including a Planning Proposal to increase the height and amend the permissible uses of 461-495 Victoria Rd with a view to allow a Bunning's Warehouse outlet, a mixed use development containing 26 residential units at 260 Victoria Rd, and a mixed use development containing 57 residential units at 1 Wharf Rd. The traffic impacts of these developments will be significant and it is critical that these impacts and the impact of subsequent proposals are assessed and managed in a sustainable manner.

Recent on-site meetings with residents and observation of traffic and pedestrian movements have raised concerns from Councillors as to the vehicular congestion and the potential for safety issues.

The following recommended amendments are proposed by the Council to ameliorate this potential risk and to reduce the traffic and acoustic impacts of the development on the surrounding residents and the wider community:

1. Condition 153 – The proposed modification to the hours of operation are inconsistent with the operating hours of other ALDI stores in NSW and are inconsistent with the good order and amenity of the residential street in which it will operate.

2. Condition 133 and 146 – The proposed extension of delivery hours will unduly disturb the residential street in which the development is located.

3. Condition 133 – *The proposed increase in deliveries from 2 per day to 6 per day triples the heavy vehicle load on the residential street. This is considered unacceptable to the quiet amenity of the street.*

4. Condition 20 – *The increase in the size of delivery vehicles of over 20% from rigid (12.5m) to articulated (15.2m) vehicles presents an unacceptable safety hazard to pedestrians on Monash Road without a heavy safety gate across the Monash Road exit to the Loading Dock area locked into position at all times except immediately prior to the departure of a heavy vehicle.*

5. Condition 68(g) – *This condition is a safety condition as well as an amenity condition and must not be deleted.*

6. Condition 80 – *This clause defines the parameters of noise attenuation and should not be deleted.*

7. Condition 117 – *This is a post-construction report and cannot be deleted.*

Further to the above, Council staff note the following:

The Statement of Environmental Effects prepared by Milestone (Aust) dated December 2012, and provided in support of the proposal states:

The proposed hours of operation of the ALDI Store are consistent with the standard Store trading hours across New South Wales and will also be in line with the trading hours for other nearby supermarkets such as Close supermarket (Gladesville)

The proposed trading hours would exceed those of Coles Gladesville, and would also exceed those of the nearest ALDI Store (Top Ryde). In Council's view, the trading hours stipulated in the original consent provide due consideration to the operational needs of the proposed supermarket as well as the amenity of the surrounding residents and should be maintained.

In addition, the Acoustic Report prepared by SLR Consulting Australia, dated 29 November 2011 and provided with the original application, specifically recommended:

To prevent sleep disturbance, no truck deliveries are to occur during the night time period (before 7am and after 10pm).

In Council's view, the original consent complies with the recommendations of the acoustic report and is consistent with similar developments in the area. The proposed changes seek to allow deliveries before the 7am and would cause significant and unacceptable disturbance to local residents.

The original consent was specifically conditioned to ensure the safe operation of the proposed supermarket and to ensure the impact on local amenity would remain within acceptable levels. It was approved having given due consideration to the operational needs of the supermarket and the amenity and safety of the community. The proposed changes referred to above will have an unacceptable negative impact on the safety and amenity of the community and in Council's

view, this negative impact is not justified by the operational matters identified in the proposal.

If you have any questions, please contact me on 9952 8052.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Danielle', with a long horizontal line extending to the right.

Danielle Dickson
Acting General Manager