

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Thursday 27 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
APOLOGIES	Bill Pickering
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 100 Walker Street North Sydney, on 27 July 2017, opened at 1:00 pm and closed at 1:10 pm.

MATTER DETERMINED

2016SYE042 – Ryde – LDA2016/58 at 6-8 Western Crescent Gladesville (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

The proposal provides much needed residential accommodation and modern community facilities. It is considered suitable for the site and is consistent with the future character of the area.

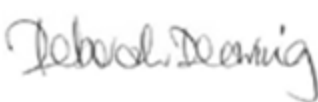

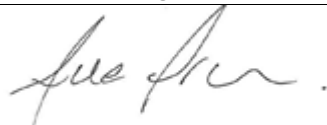

It generally complies with Ryde LEP 2014 with minor non-compliances relating to the overall height of the building and floor space ratio.

The panel accepts the Clause 4.6 variation in relation to height. The height exceedance is minor and will not contribute to further overshadowing to adjoining properties.

The panel accepts the Clause 4.6 variation in relation to floor space ratio. The Ryde LEP 2014 requires an FSR of 4.3:1 and the application proposes an FSR of 4.585:1. The variation is due to the expansion of the existing Youth Centre which provides a community benefit.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	 Sarkis Yedelian

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE042 – Ryde – LDA2016/58
2	PROPOSED DEVELOPMENT	Demolition of existing buildings and construction of a 10 storey mixed use development comprising of new facilities for the Gladesville RSL Youth Centre, 34 residential apartments and 98 parking spaces within 5 basement levels.
3	STREET ADDRESS	6-8 Western Crescent Gladesville
4	APPLICANT/OWNER	Gladesville RSL and Community Club Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State & Regional Development) 2011 ○ State Environmental Planning Policy No.55 – Remediation of Land ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005(Deemed SEPP) ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ City of Ryde Development Control Plan 2014 ○ Section 94 Development Contributions Plan 2007 (Amended 2010) • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</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: 14 July 2017 • Written submissions during public exhibition: 16 submissions • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Cameron Nixon
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meetings: 26 April 2017, 14 June 2017 • Final briefing meeting to discuss council's recommendation, 27 July 2017, 11:30 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Deborah Dearing (Chair), John Roseth, Sarkis Yedelian, Sue Francis ○ <u>Council assessment staff</u>: Sandra McCarry, Rebecca Lockart, Natalie Piggot, David Pearce
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report

