

MEETING DETAILS

MEETING DATE / TIME	Wednesday, 22 February 2017 – 10.45 am
LOCATION	Christie Conference Centre 100 Walker Street, North Sydney

BRIEFING MATTER(S)**2016SYE063 – Ryde – LDA2016/258**

400-426 Victoria Road, Gladesville

To demolish existing buildings and construct a 6 storey mixed use development comprising 8 commercial units, 102 apartments including 11 accessible units, 122 car parking spaces, 14 bicycle spaces and 43 storage areas in the basement

ATTENDEES

PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
COUNCIL ASSESSMENT STAFF	Sandra Bailey, Natalie Piggott
OTHER	Kim Holt, Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Application overview
- Site overview and previous DAs that the Panel have determined within the area
- Zoning of site and surrounds include review of height limits
- Submission received from neighbouring landowner, who had no objection to the application, however requested that his property to be rezoned to permit similar height as surrounding properties.
- Revised designs reviewed
- Application is within the DCP controls
- Minor non-compliance on roof by approx. 0.4 metre in communal open spaces
- Use of opaque glass balustrades
- Traffic accessibility and pedestrian amenity
- Overshadowing
- Clause 4.6 Variations – the application has 2 requests

TENTATIVE PANEL MEETING DATE: 26 April 2017