



DATE OF DETERMINATION	Monday 7 August 2017
PANEL MEMBERS	Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian
APOLOGIES	Bill Pickering, Roy Maggio
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 7 August 2017, opened at 11:35 am and closed at 11:45 am.

MATTER DETERMINED

2017SNH039 – Ryde - MOD2017/0078 at 459, 461-495 Victoria Road, 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 96 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 application seeks to modify the previously approved Modification 2016/0056.

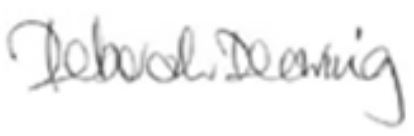
There are minor amendments to the height of the modified development. The Panel accepts that these variations are minor and will reduce the overall height of the development. Overall, the maximum height of the development is reduced from RL62.4 to RL60.35.

The Panel believes that the proposed modifications to building footprint and associated setbacks, vehicular access points, reduction in GFA and height are improvements upon the previously approved modification. The proposed modification of the approved development will not result in material or unreasonable additional impacts on the neighbouring residential properties.

The submissions related to the temporary closure of a local road. This is outside the scope of the Panel's functions.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report and the Council memo dated 4 August 2017.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH039 – Ryde – MOD2017/0078 to modify LDA2015/0214
2	PROPOSED DEVELOPMENT	The modifications include the following: • Changes to the building footprint with associated setbacks to streets; • Changes to the vehicular access points to Bunnings Warehouse; • Reduction of the gross floor area and height of Bunnings Warehouse; • Other consequential design modifications.
3	STREET ADDRESS	459 & 461-495 Victoria Road, Gladesville
4	APPLICANT/OWNER	Bunnings Properties Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No.64 Advertising and Signage ○ State Environmental Planning Policy (Infrastructure) 2004 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 • Development control plans: ○ Ryde Development Control Plan 2014 ○ Section 94 Development Contributions Plan 2007 • 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	• Council assessment report: 20 July 2017 • Council memo dated 4 August 2017 • Written submissions during public exhibition: 14 • Verbal submissions at the public meeting: ○ In objection: Bruce Wilson ○ On behalf of the applicant: Phillip Drew
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing meeting: 12 July 2017 • Final briefing meeting to discuss council's recommendation, 7 August 2017 at 10:20am. Attendees: ○ <u>Panel members</u>: Deborah Dearing (Chair), John Roseth, Sue Francis, Sarkis Yedelian ○ <u>Council assessment staff</u>: Sandra McCarry, Sandra Bailey, Liz Coad, Rebecca Lockart, David Pearce
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report