

<b>DATE OF DETERMINATION</b>	Wednesday 31 January 2018
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), John Roseth, Sue Francis, Bernard Purcell
<b>APOLOGIES</b>	Edwina Clifton, Christopher Moujalli
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 31 January 2018, opened at 10.30am and closed at 11.45am

#### **MATTER DETERMINED**

2017SNH070 – Ryde – LDA2016/0337 at 363 Victoria Road and 2A & 2B Westminster 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 80 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:





- The proposed development is a permissible use and the scale and character of the development are consistent with that intended for the area.
- The Panel accepts the clause 4.6 variation to height as it is minor, well founded and does not have any additional environmental impacts.
- As conditioned, the proposed development complies with the floor space ratio control in the Ryde Local Environmental Plan 2014.
- The Panel considered the objections raised by neighbouring residents, which related to traffic and privacy. The council traffic engineer is satisfied that the traffic impacts are acceptable. The Panel accepts the traffic assessment. The Panel is also satisfied that design of the proposal minimises overlooking adjacent sites.

#### **CONDITIONS**

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

- New condition to read as follows:  
*1 (f) The development is to be reduced in total GFA by 22.25m<sup>2</sup> so as to achieve compliance with the maximum GFA permitted on the site of 4153.25m<sup>2</sup>.*

- New condition to read as follows:  
*1 (g) The northern end of the ground floor corridor is to be opened with fixed louvers to ensure it is not considered GFA..*
- New condition to read as follows:  
*31 (a) The two allotments are to be consolidated prior to any Construction Certificate being issued.*
- Amend condition 73 to include 46 Eltham Street.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Sue Francis	 Bernard Purcell

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH070 – Ryde – LDA2016/0337
2	PROPOSED DEVELOPMENT	Demolition of existing building and construction of a part 4 & part 7 storey mixed use development comprising 47 residential apartments, ground floor commercial tenancies and parking for 85 cars in 3 basement levels.
3	STREET ADDRESS	363 Victoria Road and 2A Westminster Road, Gladesville
4	APPLICANT OWNER	Mackenzie Architects International Pty Limited Advanced Visual Pty Ltd as Trustee for the AV Property Unit Trust
5	TYPE OF REGIONAL DEVELOPMENT	120 Day Referral with a CIV \$10M - \$20M
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>Ryde Local Environmental Plan 2014</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Ryde Development Control Plan 2014</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil [or enter the clauses if relevant]</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 5 December 2017</li> <li>Written submissions during public exhibition: 45</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>Support – [names of speakers]</li> <li>Object – Aaron Lynch, Mike O'Neill</li> <li>On behalf of the applicant – [names of speakers]</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing meeting: 25 October 2018</li> <li>Final briefing meeting to discuss council's recommendation, 31 January 2018 at 10.00am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), John Roseth, Sue Francis, Bernard Purcell</li> <li><u>Council assessment staff</u>: Sandra McCarry, Tony Collier, Sandra Bailey, Adrian Melo, Kelly Yoon</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report