



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 26 September 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Edwina Clifton
APOLOGIES	Bernard Purcell
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 26 September 2018, opened at 1.35pm and closed at 1.37pm.

MATTER DETERMINED

2018SNH034 – Ryde – MOD2018/0163 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 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.





The decision was unanimous.

REASONS FOR THE DECISION

- The modified development is substantially the same as the original proposal.
- The areas which require a variation of the height control are minor and do not have material additional environmental impact. The variation has been granted in response to a written submission by the applicant under cl 4.6 of the Ryde LEP 2014, which was well founded. The flexibility achieved by the variation has resulted in a better planning outcome.
- The public submissions raised issues of traffic and neighbourhood amenity. The Panel is satisfied that these issues have been addressed by the conditions attached to this consent.
- The relocation of the childcare centre from Stage 1 to Stage 3 has no material impact.

CONDITIONS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Sue Francis	 Edwina Clifton

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH034 – Ryde – MOD2018/0163
2	PROPOSED DEVELOPMENT	<p>Modification of the Bunnings Warehouse component (Stage 1) and Stage 3 parts of the development including:</p> <ul style="list-style-type: none"> • relocation of the childcare centre from Stage 1 to Stage 3, • changes to the building height of the Bunnings Warehouse, • a reduction in the overall car parking, • adjustment to the ramp from Frank Street, • changes to the signage; and • changes to the roadworks in Frank Street.
3	STREET ADDRESS	459 & 461-495 Victoria Road, Gladesville
4	APPLICANT OWNERS	<p>Bunnings Properties Pty Ltd</p> <p>Bunnings Properties Pty Ltd – 461-495 Victoria Road Gladesville, and Salvatore and Anna Circosta – 459 Victoria Road Gladesville.</p>
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ 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 ○ State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 ○ 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"> ○ Ryde Development Control Plan 2014 ○ Section 7.11 Development Contribution 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	<ul style="list-style-type: none"> • Council assessment report: 11 September 2018 • Written submissions during public exhibition: 2 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ On behalf of the applicant – Philip Drew
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection and briefing: 25 July 2018 • Final briefing to discuss council's recommendation, 26 September 2018, 1.00pm. Attendees:

		<ul style="list-style-type: none">○ <u>Panel members</u>: Peter Debnam (Chair), John Roseth, Sue Francis, Edwina Clifton○ <u>Council assessment staff</u>: Liz Coad, Sandra Bailey, Madeline Thomas, Rebecca Lockart, Kevin Kim, Daniel Pearce
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report