

Meeting Notes

Subject: RLPP pre-briefing for the 10 September 2020 meeting

Date: 21 August 2020

RLPP Attendees: Steve O'Conner (Chair), Eugene Sarich, Rob Senior

Apologies: Michael Leavey

Council staff: Sandra Bailey, Myra Malek, Kimberley Kavwenje, Madeline Thomas

1. LDA2018/0117 - 744 Victoria Road and 2A Eagle Street, Ryde - New 6 storey mixed use development.

Council Officer: The background of the application was discussed in detail as the background was important for the Panel to understand the process that Council has undertaken to get to where the DA is. The original scheme resulted in greater compliance with the LEP controls however the built form was acceptable. The site is in proximity to St Anne's church which is main contributor to its heritage significance. Council's Officers prepared an alternative key site diagram Council which resulted in a 15m gap in the building and redistributed the floor space to the top of the building. The applicant requested variations to this plan but this resulted in ADG issues and overshadowing issues. There was also an issue with the need for owners consent from 2-4 Eagle St. These issues have been resolved and the development application is now recommended for approval. .

Question from Eugene Sarich relating to unit mix being predominantly single bedroom & studio.

Council's response: The unit mix is considered acceptable given the location of Victoria Rd and its harsh environment being non-conducive to large/luxury apartments. Council is therefore supportive of the unit mix.

Question from Rob Senior: Seeking clarification about the reference to the ground floor gap on page 5 of the briefing notes.

Council's response: That aspect of the design is more efficient for pedestrian access, Council considered location acceptable due to no negative impact.

No further questions or concerns raised – Council will circulate a visual representation from Victoria Road that demonstrates the original built form and the amended built form.

2. LDA2019/0328 - 176 Quarry Road, Ryde - Consolidation of two lots into one and construction of a two storey child care centre with capacity for up to 95 children

Council Officer: The development complies with the Child Care Planning Guidelines with the exception of the emergency evacuation procedure. A condition of consent is proposed to address this non-compliance to incorporate a gate from the outdoor play space to the pedestrian walkway adjacent to the property.

FSR exceedance due to the height of fencing on the first floor – achieves amenity to neighbouring properties and provides 4m separation from boundaries.

There is also a DCP non-compliance as the development proposes underground parking in R2 low density zoning. The access to the parking is located at the low point and the impact to the streetscape is acceptable.

The original notification resulted in 3 submissions in support and 39 objections from local residents. The amended plans resulted in 14 objections. Majority of objectors are from rear of site and adjoining cul-de-sac. Council engaged external traffic consultant to look at the impacts of the development.

As a result of amended plan, the capacity of the child care was reduced from 100 to 95 children as well as an addition of lift from building.

No concerns or questions raised by Panel.

- 3. LDA2019/0189 - 144-148 Cox's Road, North Ryde** - Alterations & additions to building to accommodate 135 place child care centre on the first floor. The application also involves a change of use of tenancy 5 and 7 on the ground floor from restaurant to office.

Council Officer: A back ground to the application was presented to the Panel. Issues discussed included access from the site was via Council's car park, owner's consent, FSR and traffic.

Development relies on the adjoining Council carpark for egress however there is no legal provision to permit this. The application results in an intensification in respect to the use of the car park so owners consent is required with the application. The applicant sought legal advice which stated that Council approving the proposal would equate to owner's consent. Council does not agree with this legal advice. The Panel requested that Council's Senior Solicitor attend the final briefing to consider any questions that the Panel may have in respect of owners consent.

The issue of FSR was also discussed. The applicant and Council has included different areas. Council is of the view that all play spaces need to be included in the calculation whereas the applicant does not believe that areas 1 and 2 should be included as there is no roof. The applicant has also excluded area 3. These areas need to be included as a result of the definition of walls. The applicant's Clause 4.6 variation has failed to demonstrate prerequisites.

Council is also concerned about the Child Care Planning Guidelines in respect to traffic generation and parking concerns. An external consultant was engaged and this reviewed resulted in concerns about the Quarry Road and Cox's Road intersection. The data used relates to out dated RMS guidelines relevant to smaller child cares and was likely to have an adverse impact on the intersections.

Questions from the Panel related to the solar provision of the play areas. Play areas 1 & 2 are north facing, area 3 is south facing so solar access meets requirements and is not included as a reason for refusal.

The Panel also questioned whether the Council car park was operational or community land. The response will require follow-up to confirm the category and this will be discussed as the final briefing.

The Panel also questioned the issue of conflicting masterplans. Background was given to the Panel about the history of the two masterplans and that Council has adopted neither of the versions. Council is however looking at upgrading works within the Council car park and the public domain.