

# Meeting Notes

**Subject:** RLPP briefing

**Date:** 15 September 2020

**RLPP Attendees:** Marcia Doheny (Chair), Jennifer Bautovich, Eric Armstrong, Donna Gaskill

**Apologies:** Alison Davidson

**Council staff:** Sandra Bailey, Myra Malek, Dyalan Govender, Daniel Pearse, Sandra McCarry, Peggy Wong, Deren Pearson, Michael Edwards, Ross Meachin, Jason Chanphakeo,

Acknowledgement of the traditional inhabitants of the land, the aboriginal people, their spirits and ancestors. We acknowledge the vital contribution that indigenous people and cultures have made and still make to the nation that we share, Australia.

## Declarations of Interest

Nil

1. **LDA2020/0139 – 31 Campbell Street, Eastwood** - Demolition, new dual occupancy (attached) and strata subdivision.

Council provided advice re: the status of the Planning Proposal.

Dyalan Govender: DPIE amended the gateway determination on 29 September giving Council authority to make the plan. Council is currently preparing the documents which are likely to go to PC to gazette the instrument next week. This is not required to go back to Council as it is considered certain and imminent.

Eric Armstrong: When this is gazetted and the item is heritage listed, can a DA still be made for demolition and would it be supported?

Dyalan Govender: It is possible but will not generally be supported unless there are special circumstances.

Michael Edwards: Demolition would still be possible if the property is beyond structural repair or if further research and assessment reveal that it no longer demonstrates the character and attributes for why it was listed in the first place. Demolition would be the last option as reuse or other design layouts need to be considered first.

Eric Armstrong: The applicant's Heritage expert says it should not be listed and sets out the reasons why.

Michael Edwards: It is uncommon to find any building that doesn't have extensions. Having the changes doesn't necessarily diminish the integrity of the building so as not to list it. There are reasons for listing that only need to be satisfied and I believe that it does meet those listing criteria. It has rarity value and the extensions do not adversely detract from the dwelling. This alone is grounds for listing and the corner orientation makes it more visually prominent.

Marcia Doheny: The letter from the applicant says that they were not aware of the heritage listing.

Dyalan Govender: Advised of the Council Resolution. Council disputes that the owner or owner's representative were not aware. Council has records of three calls with someone who identified himself as the owner, where the listing was discussed.

Furthermore, the Department did not request any changes to the Planning Proposal and so the LEP proceeded with the information that we had on hand at the time.  
Council accepts the assessment by GLM and heritage listing the property is still warranted as the interior is intact as demonstrated in the expert's report.

Panel question: Were there any other corner blocks that were removed?  
Dyalan & Michael could not answer.

**2. LDA2020/0116 – 276-278 Victoria Road, Gladesville - Consolidation of two NEED TO INCLUDE THE PROPER DESCRIPTION**

Marcia Doheny: The updated Clause 4.6 adequately addresses the environmental impacts and the laneway issue raised has been responded to acceptably by Council's Development Engineer.

Eric Armstrong: Regarding Condition 159 (Roof Terrace Noise) – Proposed a measure to limit the hours of use of the rooftop terrace to minimise noise impacts.

Condition 159 could be amended if requested by the Panel.

Jennifer Bautovich: Does the pergola provide shade? The pergola is intended to provide shade. Condition 1b could be added to address this issue.

**3. LDA2020/0295 – 1 Devlin Street, Ryde – Demolition works and associated tree removal.**

Donna Gaskill: Why was the DA not re-advertised after amendments? Also requested clarification on tree removal.

Sandra Bailey: First DA for the redevelopment of the site was advertised. Council received 33 submissions, 17 in objection. No issues were raised in relation to demolition. Council's Community Participation Plan does not require notification as the first DA had been notified in accordance with the CPP.

Tree removal is included in the main DA which is still under assessment.  
All of the information relating to this was made available to the public.  
Conditions in the consent have been applied to address the retention of trees. These trees should not be removed as the other DA has not been approved.

Ross Meachin: The main DA still has incoming amending plans which will give a better idea of which trees are to be removed.

Eric Armstrong: How long will demolition take?  
Sandra Bailey: That level of information is not required at DA level.

Eric Armstrong: In relation to Condition 23 part vii - will contractors be able to park their vehicles on site during demolition?

Sandra Bailey: They will be able to park in the two parking lots on Blaxland Road.

Ross Meachin: There is also a provision of 12 parking spots on the northern portion of the site.

Eric Armstrong: Requested the addition of a condition to specify that contractors must park all their vehicles on the site.

Peggy Wong: Can be accommodated into Condition 23 part vii. Daniel Pearse agrees.