

Date of Determination	10 November 2022
Panel Members	Alison McCabe (Chair) David Epstein (Independent Expert) Susan Hobley (Independent Expert) Anthony Panzarino (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Public meeting held remotely via teleconference on 10 November 2022 opened at 5:00pm and closed at 6:45pm.

Papers circulated electronically on 1 November 2022.

MATTER DETERMINED

APL2022/0002 Review of Determination of LDA2021/0242

Address: 181A Ryde Road, Gladesville

Proposal: Section 8.3 Review of Determination of LDA2021/0242 for alterations and additions to existing sports club to reconfigure existing car park, bowling greens, and interiors with additional outdoor dining, inclusive playground, accessible ramps and signage.

The following people addressed the meeting:

1. Scott Gandy (Applicant)
2. George Wei (Applicant's Acoustic Engineer)
3. Hyde Deng (Applicant's Acoustic Engineer)
4. Erica Marshall-Evans (Applicant's Architect / Transport Planner)
5. Justin Doyle (Applicant's Solicitor)

PANEL CONSIDERATIONS AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7, and the material presented at meetings and briefings listed at item 8 in Schedule 1.

DEVELOPMENT APPLICATION

The Panel determined to **defer** the development application as described in Schedule 1, pursuant to Section 8.4 of the *Environmental Planning and Assessment Act 1979*.

The application has been deferred for amended plans and additional information. The following is required:

1. The pylon signs at the corners of Swan Street & Ryde Road and of Halcyon Street & Ryde Road are to be deleted.

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2. To improve the streetscape appearance of Ryde Road and Swan Street, a landscape strip with a minimum 1.2m wide deep soil zone is to be provided along the full length of the acoustic barriers. The required acoustic barrier is to be installed in the middle of the strip with a minimum 500mm wide soil strip provided on either side of the acoustic barrier. Non-continuous footings shall be used for the mounting of the acoustic barrier. Plantings that will achieve the same or greater height as the acoustic barrier are to be established within this strip on each side of the acoustic barrier. This will require the reconfiguration of the lower car park but is not to result in any reduction in car parking spaces. It will also require the reconfiguration of Rink 1, Rink 2 and the playground area fronting Ryde Road
 3. A canopy tree is to be provided at the corner of Ryde Road & Swan Street. This tree is to achieve a height of 15m and be a locally indigenous species.
 4. Clarification on the works on the boundary of 14 Rundle Place is to be provided. This is also to include details of how the existing trees on 14 Rundle Place are to be retained and not impacted by the works.
 5. A canopy tree is to be provided on the north-western corner of the lower carpark. This tree is to achieve a height of 10m and be a locally indigenous species.
 6. A landscaping strip with a minimum 1 metre wide soil zone is to be provided along the entire length of the bottom of the wall adjacent to the new deck and lower carpark. Planting species able to achieve a minimum height of 3m are to be established within this strip. This will require the reconfiguration of the new outdoor dining area, bicycle parking area and the lower car park area. This is not to result in any reduction in car parking spaces.
 7. New landscaping and architectural plans are to be provided to reflect the above changes. Any inconsistencies between the landscaping and architectural plans are to be fixed.
 8. Clarification is to be provided in respect of the extent of planting along 14 & 7 Rundle place. Further consideration is to be given as to whether any additional planting can be provided adjacent to 5 Swan Street.
 9. The Plan of Management is to be amended to include the capacity requirements of that are currently in an appendix, to be included within the body of the document, under Section 5. The patron numbers in current Appendix G are to be reviewed to ensure seating numbers are consistent with the number of patrons. For example: the outdoor terrace identifies 96 seats between 10am and 10pm but only references 33 patrons. The Plan of Management is also to detail how the number of seats in various outdoor areas which are to be reduced after 10pm, will be managed.

The Panel advises that a supplementary report and revised conditions of consent are to be provided to the Panel to enable electronic determination of the application.

The decision was unanimous.

REASONS FOR THE DECISION

In coming to its decision, the Panel raised concerns regarding the streetscape appearance of the development from Ryde Road & Swan Street. Although the acoustic barriers proposed are to be either glass or Perspex, given their height and position on the immediate boundaries, they are likely to have an adverse impact on the streetscape.

The Panel is of the view that there is sufficient area to set the acoustic barriers back and provide landscaping to improve the appearance from the streets as well as when viewed internally. This change should not reduce the number of car parking spaces.

The Panel is also of the view that there is opportunity to increase the extent of landscaping on the site, which will significantly improve the internal amenity for future patrons.

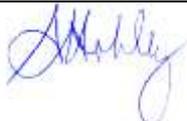
The Panel has considered the previous reasons for refusal and the additional information provided in the applicant's Section 8.2 Review, as well as Council's assessment report.

The Panel is of the view that subject to the amended plans information requested, this development could be determined favourably.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the panel.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report. No new issues were raised during the public meeting.

PANEL MEMBERS	
Alison McCabe (Chair)	
David Epstein	
Susan Hobley	
Anthony Panzarino	

SCHEDULE 1

1	DA No.	APL2022/0002 Review of Determination of LDA2021/0242
2	Proposal	Section 8.3 Review of Determination of LDA2021/0242 for alterations and additions to existing sports club to reconfigure existing car park, bowling greens, and interiors with additional outdoor dining, inclusive playground, accessible ramps and signage
3	Street Address	181A Ryde Road, Gladesville
4	Applicant / Owner	Gladesville Bowling & Sports Club Ltd
5	Reason for referral to RLPP	Section 8.3(5) of <i>Environmental Planning and Assessment Act 1979</i> . Development Application was originally determined by the Local Planning Panel.
6	Relevant mandatory considerations	<ul style="list-style-type: none"> • Section 8.2 of Environmental Planning and Assessment Act 1979 • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ Ryde Local Environmental Plan 2014 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ryde Development Control Plan 2014 • 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 • Written submissions during public exhibition: 7 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support: Nil ○ In objection: Nil ○ Council assessment officer: Nil ○ On behalf of the applicant: Scott Gandy, George Wei, Hyde Deng, Erica Marshall-Evans, Justin Doyle
8	Meetings, briefings and site inspections by the Panel	<ul style="list-style-type: none"> • Site inspection: At the discretion of Panel members due to COVID-19 restrictions

		<ul style="list-style-type: none"> • Briefing: 10 November 2022 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), David Epstein, Susan Hobley, Anthony Panzarino ○ <u>Council assessment staff</u>: Sandra Bailey, Niroshini Stephen, Daniel Pearse, Vincent Shepherd, Myra Malek <ul style="list-style-type: none"> • Papers were circulated electronically on 1 November 2022
9	Council Recommendation	Approval
10	Draft Conditions	Not applicable