

Electronic Determination of previously Deferred Item 3 of 10 November 2022 meeting	
Panel Members	Alison McCabe (Chair) David Epstein (Independent Expert) Susan Hobley (Independent Expert) Anthony Panzarino (Community Representative)
Declarations of Interest	NIL

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.

PANEL CONSIDERATIONS

The Panel originally considered this item at its meeting held on 10 November 2022, where the Panel determined to defer the application for amended plans and additional information, to be accompanied by a supplementary report from Council & revised conditions of consent.

A supplementary report and revised conditions of consent were subsequently provided to the Panel on 14 December 2022, to allow for an electronic determination. Attached to this report were the revised architectural and landscaping plans as well as the revised Plan of Management.

The Panel are of the view that the amended plans and information does not adequately addresses concerns raised in the original reasons for refusal. In particular the Panel are of the view that the gaming area should be relocated to prevent acoustic and air quality issues to the adjoining residential properties at 6 Halcyon Street and 12 and 14 Rundle Place.

PANEL DECISION

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

The decision is unanimous.

REASONS FOR THE DECISION

The Panel determined to refuse the Section 8.3 Review of Determination of LDA2021/0242 for the following reasons:

1. The landscaping plans are inconsistent with the architectural plans and result in poor outcomes which will not adequately address the streetscape issues or internal amenity of the development.
2. The development will result in acoustic impacts to the adjacent and nearby residential properties that have not been adequately addressed. Of particular concern are the acoustic impacts from the new alfresco gaming room where open louvres are proposed. The gaming room should be relocated to a position that reduces the acoustic noise.
3. The development has unreasonable amenity impacts on nearby and adjoining residential properties in terms of acoustics, visual impact and air quality.
4. The development results in unreasonable impacts on the streetscape due to the extent of signage and the provision of the acoustic screening.
5. The intensification of activity on the site is significant and the Plan of Management does not address each of the different and independent activities to minimise external impacts on the surrounding residential areas.
6. The acoustic screen along the northern boundary of the subject site and the boundary of 7 Rundle Place has not demonstrated that there will be no impact on existing vegetation.

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.
7	Material considered by the Panel	<ul style="list-style-type: none">• Supplementary Council assessment report provided to the Panel on 14 December 2022 with the following attachments:<ol style="list-style-type: none">1) Original Assessment Report to the Panel2) Architectural plans (amended as requested by the Panel)3) Landscape plans (amended as requested by the Panel)4) Plan of management (amended as requested by the Panel)5) Addendum to Acoustic Report6) Cover letter from Landscape Architect7) Revised recommended conditions of consent
9	Council Recommendation	Approval
10	Amended Conditions	Attachment 7 to the supplementary Council assessment report