

Date of Determination	21 July 2022
Panel Members	Alison McCabe (Chair) Michael Leavey (Independent Expert) Brett Newbold (Independent Expert) Rob Senior (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Public meeting held remotely via teleconference on 21 July 2022 opened at 5:00pm and closed at 7:05pm.
Papers circulated electronically on 13 July 2022.

MATTER DETERMINED

LDA2021/0300

Address: 8 Western Crescent Gladesville

Proposal: Construction of a nine storey mixed-use development comprising 32 residential apartments, ground floor community facility (commercial) floorspace with four levels of basement carparking with 66 spaces.

The following people addressed the meeting:

1. Frederick Dunn (objector)
2. Tina Christy (Applicant)
3. John Wilkinson (Architect)

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 for a supplementary report From Council to include appropriate conditions of consent ensuring consent no. LDA2016/0058 relates suitably with the proposed DA.

Once the supplementary report is provided, the matter is to be determined electronically via document circulation.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel is aware that extra excavation and shoring has commenced under LDA2016/0058. Appropriate conditions of consent need to be imposed to ensure that this consent and the other development application work together to ensure that development is completed in a coordinated and orderly matter. A supplementary report is to be prepared by Council's officers identifying appropriate conditions of consent.

CONDITIONS

The supplementary report is to include a revised set of conditions. The following additional conditions are also to be included:





- i. At a minimum, all residential visitor parking spaces on Level P2 are to be provided with electric vehicle charging points. Details are to be shown on the Construction Certificate plans.
- ii. Adjustable sunscreens are to be provided to west-facing windows and balconies in units 203, 303 and 403. Details are to be shown on the Construction Certificate plans.

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. Additional matters raised in the meeting included:

- i. Prior to the meeting, an additional issue was raised by a resident on Level 3 of the adjoining residential apartment building at 13 Jordan Street regarding view loss. The planning controls adopted for the Site will not allow for the preservation of views from the apartment building at 3 Jordan St. The street block which includes the Site has been planned to accommodate greater density and scale than other nearby properties.
- ii. Concerns that garbage trucks would need to travel the wrong way in Coulter St. Garbage however will be collected by a rear-loading truck rather than a side loading truck. As a result, this will not be an issue.
- iii. The Panel considers that vehicular access from Coulter Street is the appropriate response to site constraints.

PANEL MEMBERS	
Alison McCabe (Chair)	
Michael Leavey	
Brett Newbold	
Rob Senior	

SCHEDULE 1

1	DA No.	LDA2021/0300
2	Proposal	Construction of a nine storey mixed-use development comprising 32 residential apartments, ground floor community facility (commercial) floorspace with four levels of basement carparking with 66 spaces
3	Street Address	8 Western Crescent Gladesville
4	Applicant / Owner	Geron Property No. 6 Pty Ltd / Gladesville RSL and Community Club Limited
5	Reason for referral to RLPP	<p>Sensitive Development – Development to which <i>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</i> applies. <i>Schedule 1, Part 4 of Local Planning Panels Direction</i></p> <p>Contentious development – (b) in any other case – is the subject of 10 or more unique submissions by way of objection. <i>Schedule 1, Part 2 of Local Planning Panels Direction</i></p>
6	Relevant mandatory considerations	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development ○ State Environmental Planning Policy Resilience & Hazards SEPP 2021 ○ State Environmental Planning Policy (Building Sustainability Index BASIX) 2004 ○ State Environmental Planning Policy - Biodiversity and Conservation SEPP 2021 ○ Ryde Local Environmental Plan 2014 ○ Section 1.3 Objects of the EP& A Act (cf previous s 5) ○ Water Management act 2000 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Ryde Development Control Plan 2014 • Planning agreements: Nil • City of Ryde Section 7.11 Development Contributions Plan 2020 • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: (BCA & SA – standard conditions) • 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 • Council memo prepared by Shannon Butler dated 19 July 2022 • Written submissions during public exhibition: 43 • Verbal submissions at the public meeting:

		<ul style="list-style-type: none"> ○ In support - Nil ○ In objection - Frederick Dunn ○ Council assessment officer - Nil ○ On behalf of the applicant - Tina Christy, John Wilkinson ● Email from Alexander Meredith received on 19 July 2022 in lieu of attending the meeting ● Email from Alexander Meredith received on 20 July 2022
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 ● Briefing: 21 July 2022 <p>Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Michael Leavey, Brett Newbold, Rob Senior ○ <u>Council assessment staff</u>: Sandra Bailey, Shannon Butler, Daniel Pearse, Myra Malek <ul style="list-style-type: none"> ● Papers were circulated electronically on 13 July 2022
9	Council Recommendation	Approval
10	Draft Conditions	Attachment to the Council memo prepared by Shannon Butler dated 19 July 2022