

11 DECEMBER 2015

LATE ITEMS

**Ordinary Meeting of Council Meeting No. 21/15
TUESDAY 15 DECEMBER 2015**

**Council Chambers, Level 6, Civic Centre,
1 Devlin Street, Ryde - 8.00pm**

Meeting Date: Tuesday 15 December 2015
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 8.00pm

NOTICE OF BUSINESS

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LATE ITEM – PRECIS OF CORRESPONDENCE

1 2-14 TENNYSON ROAD GLADESVILLE - COUNCIL AS RELEVANT
PLANNING AUTHORITY 1

LATE ITEM – PRECIS OF CORRESPONDENCE

1 2-14 TENNYSON ROAD GLADESVILLE - COUNCIL AS RELEVANT PLANNING AUTHORITY

Report prepared by: Strategic Planner

File No.: LEP2013/15/004 - BP15/1822

CORRESPONDENCE:

Correspondence has been received from the Department of Planning and Environment dated the 2 December 2015 requesting Council reconsider its decision to be the relevant planning authority to determine the Planning Proposal for 2-14 Tennyson Road Gladesville.

Council refused a PP for the subject site on the 25 February 2015 on the grounds of traffic impact, amenity issues and strategic planning directions. The applicant requested the Department of Planning and Environment (DoPE) issue a Gateway Determination. The DoPE determined the PP should proceed to Gateway and requested that Council be the relevant planning authority which Council declined.

Council on the 27 May 2014 resolved the following:

That Council declines to be the Relevant Planning Authority for any planning proposal which is the subject of a Pre-Gateway Review determination that is not in accordance with Council's strategic planning position and/or resolutions

The PP is currently with the Department awaiting a Gateway Determination to be issued. The Department states that amendments to the PP such as reducing floor space, height and commercial land use on the site should address Council's and community concerns relating to traffic impacts and amenity issues.

Noting that the DoPE has determined that the applicant should proceed to Gateway, this is the DoPE's second request for Council to act as RPA, and that a number of amendments have been foreshadowed it is recommended that Council accept the role of RPA. This will:

- Ensure more extensive consultation occurs with the community with respect to the Planning proposal than otherwise might occur and
- Ensure that Council has greater control over the potential outcome of the exhibition and review of the PP and whether it should progress to notification on the NSW Legislation Website.
- Ensure that the development provides the necessary infrastructure and facilities to support the development and addresses the impacts on the surrounding area – such as open space, road network and intersection upgrades.

PRECIS OF CORRESPONDENCE 1 (continued)

RECOMMENDATION:

- (a) That the correspondence be received and noted.
- (b) That Council endorse being the relevant planning authority with respect to the Planning Proposal 2-14 Tennyson Road Gladesville and that the Department of Planning and Environment be advised accordingly.

ATTACHMENTS

- 1 2 - 14 Tennyson Road - Department of Planning and Environment request for Council to be Relevant Planning Authority

Report Prepared By:

Susan Wotton
Strategic Planner

Report Approved By:

Dyalan Govender
Acting Manager - Strategic City

Meryl Bishop
Acting Director - City Strategy and Planning

PRECIS OF CORRESPONDENCE 1 (continued)

ATTACHMENT 1



Ms Gail Connolly
General Manager
City of Ryde Council
Locked Bag 2069, North Ryde NSW 1670

15/17104

Dear Ms Connolly

I refer to the pre-Gateway review for 2-14 Tennyson Road, Gladesville and Council's decision to decline the role of relevant planning authority for this proposal.

As you are aware, on 11 September 2014, the Sydney East Joint Regional Planning Panel (the Panel) unanimously agreed that the planning proposal should proceed to Gateway. City of Ryde Council was offered the opportunity to act as relevant planning authority for the proposal but declined the role in accordance with Council's earlier resolution due to concerns with the bulk and scale of the proposal and the impact on the neighbouring community.

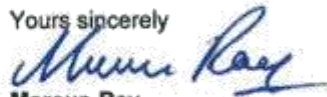
The Department has further considered the proposal in the context of Council and community concerns. It is considered that a floor space ratio of 1.5:1 across the site (equivalent of approximately 80 fewer units) would address concerns expressed by Council and community to date. This reduced density is likely to provide the opportunity to deliver an alternate urban design resulting in a more appropriate development outcome including a maximum height of 5-6 storeys with a sensitive transition of 2-3 storeys adjoining low density residential areas.

Additionally, the proposal currently includes approximately 5,000sqm of retail, which includes a 3,000sqm supermarket. The Department also supports a reduction in the non-residential floor space on the site to restrict the retail component to local shops that service the local area.

It is considered that a reduction of the overall density on the site will address concerns relating to out of centre retail development, traffic impacts on Tennyson Road and the local road network, and impact of the proposed development on the amenity of the surrounding locality.

In light of the above, it would be appreciated if Council could reconsider the offer to act as relevant planning authority for this proposal.

Yours sincerely

A handwritten signature in blue ink that reads 'Marcus Ray'.

Marcus Ray
Deputy Secretary
Planning Services

02/12/2015