

4 February 2022

Shannon Butler
Senior Town Planner
City of Ryde Council
1 Pope Street, RYDE 2112

shannonb@ryde.nsw.gov.au

Dear Shannon,

RE: LDA2021/0300 – 6 – 8 Western Crescent, GLADESVILLE – Response to RFI letter

We are pleased to provide this supplementary material on behalf of the applicant, Geron Property No. 6 Pty Ltd.

Each of the items identified in Council's letter dated 1 November 2021 have been responded to in the attached table, and further detail is provided in the accompanying documents which include:

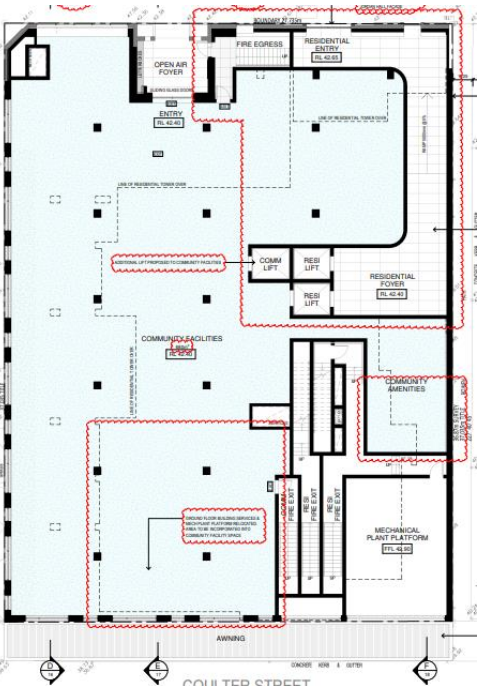
- Amended Architectural Plans (Issue B) dated 3 February 2022, prepared by Innovate Architects;
- Schedule of amendments prepared by Innovate Architects;
- Response to Council RFI Letter dated 1 November 2021, prepared by The Transport Planning Partnership (TTPP);
- Addendum Letter to Heritage Impact Statement dated 24 January 2022, prepared by Heritage 21;
- Landscape Plan dated 28 January 2022, prepared by Site Design + Studios;
- Amended Stormwater Plans & OSD Calculations dated February 2022, prepared by Mance Arraj Engineers; and
- Amended Operational Waste Management Plan dated January 2022, prepared by Waste Audit.

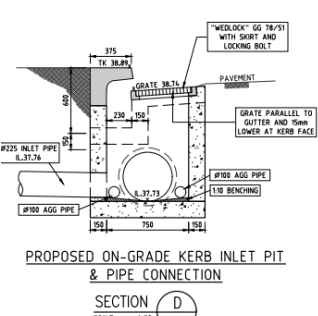
The project team has given thorough consideration to the matters raised by Council and in public submissions and have made a genuine attempt to respond accordingly. The proposed development has undergone several design changes which respond to feedback received from Council in their letter and from discussions via Zoom on 2 December 2021 with Council staff. We trust the amended plans, details and explanation provided in this package satisfactorily addresses the issues raised and we look forward to a favourable determination of the application.

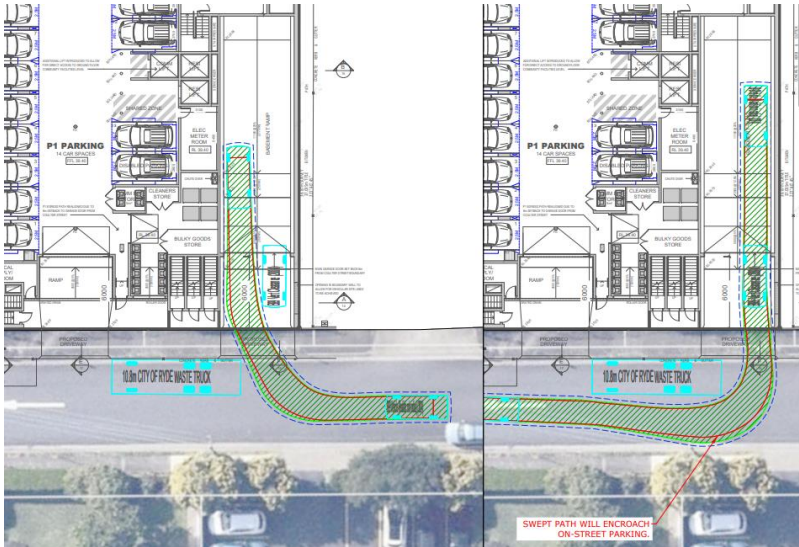
Should you wish to discuss the contents of this letter, please do not hesitate to contact myself (tinac@gyde.com.au) or Conor Francis (conorf@gyde.com.au) on 02 9068 7505.

Yours sincerely

Tina Christy
Director

Matters	Applicant response
1. Compliance with Apartment Design Guide	
<ul style="list-style-type: none"> Concern is raised that the floor-to-floor height of 3.3 for ground floor community facility floorspace is not adequate – see comments from Urban Design Review Panel also. The ADG requires a minimum private open space area of 10m² for 2-bedroom units. The proposed private open space area for Units 201, 301, 401 and 501 are only 8m² and do not achieve compliance. It is requested that these POS areas be increased in order to demonstrate compliance. 	<p>The floor-to-floor height of the ground floor community facility has been increased to 4m from the previous 3.3m (0.7m increase). This has been achieved by adjusting the level 1 floor level to RL 46.40 (previously RL 45.70). To allow for the increase in height at this level, Level 9 has been removed from the scheme to reduce the overall height of the building. The additional floor-to-floor height will provide additional amenity and functionality for the ground floor community facility.</p> <p>The balcony sizes for Units 201, 301, 401 & 501 have been enlarged to 10m² (additional 2m² for each balcony) in accordance with Objective 4E Private Open Space and Balconies of the ADG. This ensures enhanced residential amenity and indoor/outdoor lifestyle for residents. All units now comply with the minimum private open space requirements.</p>
2. Compliance with Ryde DCP 2014 – Part 4.6 – Gladesville Town Centre and Victoria Road Corridor	
<ul style="list-style-type: none"> Section 3.1.6 of the DCP Chapter states that 'with regard to development involving Jordan Hall, community floorspace equivalent to that of the existing hall is required to be provided in any new development. It is understood that the hall previously had a GFA of 680.97m². The proposed community facility floorspace is only 550m² in size and does not comply with the DCP control. It is requested that consideration be given to increasing the extent of community facility floorspace in order to demonstrate compliance. Section 3.1.6 of the DCP Chapter outlines a requirement for awnings over footpaths on all the Western Crescent and Coulter Street frontages of the site. It is understood why an awning has not been proposed on the Western Crescent frontage, however, it requested that consideration be given to 	<p>The ground floor of the proposed development has been reconfigured to provide a community floorspace of 680m² (Refer to Figure 1 below). This delivers an additional 130m² of floor space dedicated for the ground floor community facility to better align with the intent of Section 3.1.6 relating to the Jordan Hall floorspace. Notably, there is a 0.97m² shortfall from the previous GFA, however, this is considered acceptable given constraints relating to the retention of the Jordan Hall façade and establishing suitable floor levels within the development, as well as ensuring the required room is provided for plant/services, entries and fire stairs.</p>  <p>Figure 1: Extract of ground floor plan showing increased community floor space (m²) including revised layout and new residential entry off Western Crescent (Source:</p>

Matters	Applicant response
<p>the installation of an awning on the Coulter Street frontage.</p>	<p>Innovate Architects)</p> <p>Careful consideration has been given to separating the entries between the public community facility and the private residential, whilst not impacting on the significance of the heritage façade and retaining the existing floor level.</p> <p>A new proposed awning has been provided over the existing footpath on the Coulter Street frontage in accordance with Councils Awnings Control Drawing in Section 3.1.6 of the DCP. In keeping with the heritage significance of the Jordan Hall façade, and following discussions with Council, there is no additional awning provided on the Western Crescent frontage. The proposed awning on Coulter Street is considered to be acceptable given it will facilitate activation of the streetscape and provide pedestrian amenity along this frontage.</p>
<p>3. Intent for Community Facility Floorspace</p>	
<p>It is requested that information be provided in relation to the intended use and ownership of the community facility floorspace on the ground floor. Concern is raised that the floorspace could be sold off and then used for commercial purposes which would undermine the intent of the DCP controls in aiming to preserve a form of community benefit from the subject site.</p>	<p>The Gladesville RSL & Community Club's board of directors resolved in late 2020 to sell the community facility space in accordance with suitable uses as defined under the City of Ryde LEP 2014. At the aforementioned meeting with Council, the client noted that the space may be occupied by a group owned or controlled by a public authority or non-profit community organization as office space. The actual "use" of the community facility will form a separate application to be addressed by the stratum owner to Council at a later date, however the intent is for office space to be used by a public authority and/or a non-profit community organization; thus, ensuring it will remain as a community facility.</p>
<p>4. City Works Comments</p>	
<p>The application has been referred to Council's City Works team who have reviewed the application in relation to drainage, traffic, public domain and waste.</p>	<p><u>Drainage</u></p> <p>Mance Arraj Engineers have prepared amended Stormwater Plans & OSD Calculations which accompany this letter. The amended stormwater package includes the following details.</p> <ul style="list-style-type: none"> • Details regarding the connection to the City of Ryde Council's pipe which is facilitated using an on-grade kerb inlet pit and pipe connection. • Existing Council drainage infrastructure details, including diameter (shown in Section D), new transition gutter (100m) and inlet pipe. • The amended stormwater package has been prepared in accordance with Council's Standard Drawings with regard to kerb inlet pits to match Council's specifications. <p>An extract of the drainage Section D is provided below.</p>  <p>Figure 2: Extract of Section Details, kerb inlet and pipe connection (Source: Mance Arraj Engineers)</p>

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	<p><u>Traffic</u></p> <p>i)</p> <p>A Response to RFI Letter was prepared by TTPP which accompanies this statement. It is noted that Council required more information regarding the quantum of parking that was being provided for the community facility. At Council's meeting on 2 December 2021, the client explained that the intention was to provide 680m² of office space for not-for-profit organizations within the community facility. Council's parking requirement for an office development is 1 space per 40m² in accordance with Part 9.3 of the City of Ryde DCP 2014.</p> <p>Office and Business Premises (other than within the Macquarie Park Corridor)</p> <ul style="list-style-type: none"> ▪ 1 space / 40 m² GFA <p>Figure 3: Extract of Office parking requirement from Part 9.3 of the DCP (Source: City of Ryde)</p> <p>Based on the above, the 680m² of proposed office space would require 17 parking spaces. Consequently, the 17 spaces being provided (14 spaces on P1 level and 3 spaces on P2, which can be dedicated as staff parking) including 2 accessible spaces, accords with Council's requirements.</p> <p>ii) & iii)</p> <p>At Council's meeting on 2 December 2021, the client team presented a number of garbage collection options and their implications. Further to the information presented at the meeting, Council agreed that the most practical solution was for garbage to be collected on-street, given that Coulter Street is a one-way street and currently acts as a service lane, and other nearby properties have on-street collection. TTPP have prepared a signage plan and swept path diagrams to demonstrate the appropriateness of the preferred option. Extracts of the swept path diagrams have been provided below.</p>  <p>Figure 4: Swept Path Analysis - Ground Level (Source: TTPP)</p> <p>iv)</p> <p>The roller shutter doors on the Coulter Street frontage controlling access to both off-street parking areas are set back 6m following Council's advice to enable a passenger vehicle to be wholly accommodated within the site.</p>

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	<p>TTPP conclude their statement noting that the amended proposal addresses Council's key traffic and parking concerns.</p> <p><u>Public Domain</u></p> <p>The subject application does not propose any modification to the approved footpath widths under LDA2016/0058. The amended application enhances the public domain on the Western Crescent and Ross Street frontages by providing eight (8) additional street trees following the recommendations of the UDRP. Further, a continuous street awning has been provided on the Coulter Street frontage in accordance with Section 3.1.7 of the DCP to facilitate activation of this frontage. All three street frontages have been addressed through the amended application.</p> <p>Additional public domain works may be conditioned as per the previous approval.</p> <p><u>Waste</u></p> <p>An Amended Operational Waste Management Plan (WMP) has been prepared by Waste Audit which accompanies this letter. Waste and recyclables are stored in the bin storage rooms on Level P1. The residential and commercial (community facility) bin rooms have been separated in accordance with the advice provided by Council. Each habitable floor will be equipped with a service room with garbage chutes for general waste. The service rooms on each floor will also have 1 x 240L bin that will contain the holdings of mixed recycling, which will be transported to the bin storage rooms once at capacity.</p> <p>All bins will be presented for collection by the building contractors/cleaners on their designated collection days. On the designated collection days, bins will be collected from the waste enclosure on the Level P1 and brought to the temporary bin store. The collection vehicle will be stationed on Coulter Street and have access to the residential waste enclosure through a roller door connecting the street and the waste storage area, minimizing the space the contactors have to travel to collect the waste.</p>

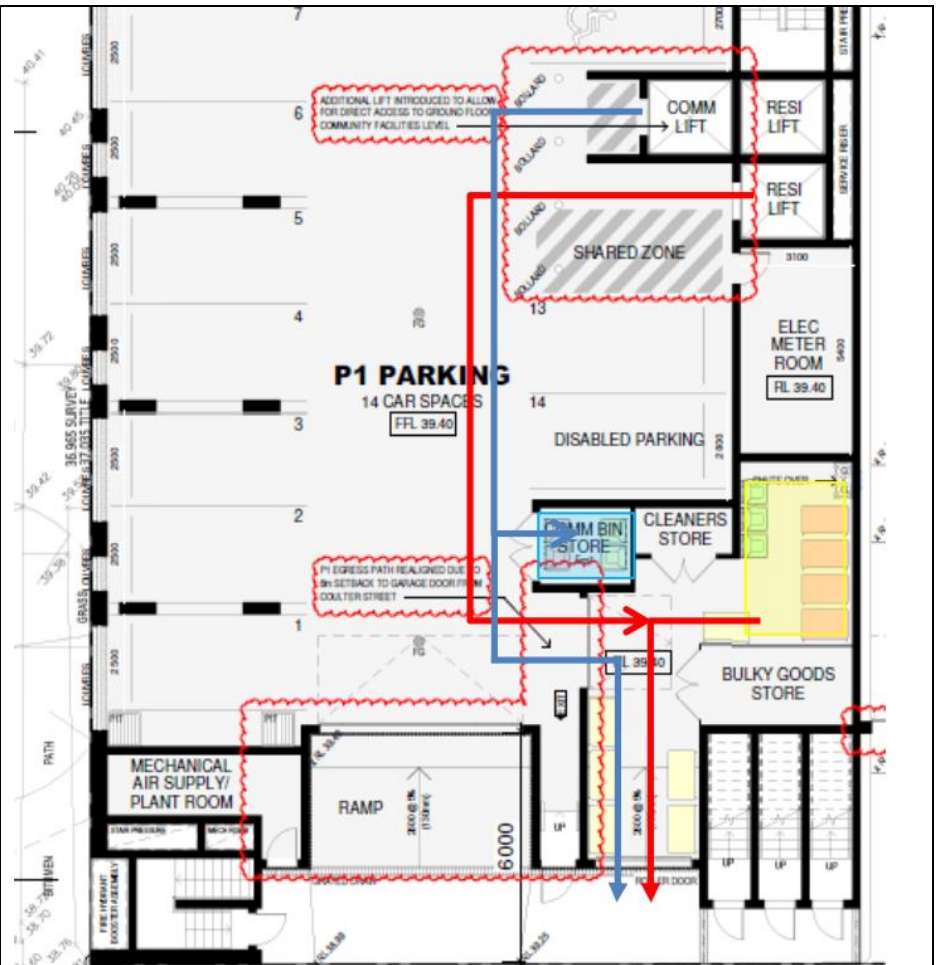


Figure 5: Bin movement for residential and community (Source: Waste Audit)

At the meeting with Council via Zoom on 2 December 2021, Council agreed to allow for the 10.8m garbage collection vehicle to be stationed on Coulter Street due to constraints for forward entry and exit from the development. Council contractors will be responsible for rolling out bins to the rear of the waste truck and returning the bins to their respective waste storage rooms post service. As per discussion with Council, it is considered the best scenario is to collect the waste from Coulter Street due to the waste truck being unable to exit in a forward direction from the carpark.

This is considered a reasonable waste solution for the site. The accompanying swept path plans prepared by TTPP demonstrate that maneuverability into and out of the site is manageable during collection by Councils 10.8m truck. The opening in the boundary wall allows for a sightline up Coulter Street and into the site when entering to provide safe throughfare. An extract of the swept path diagrams is provided in Figure 4 above.

For the community facility, the bins will be accessible via the lift leading to the Level P1 car park, where a separate bin room will hold bins for general waste and mixed recycling. These will be collected once a week by a private contractor.

The WMP has been amended to allow for 660L bins for general waste and mixed recycling as per the request by Council. General waste and green waste will also be collected 3 times per week. Bulky waste such as furniture, bedding, appliances, etc. will be stored in a dedicated area adjacent to the waste enclosure on the Level P1. These items will be collected on an as-

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	needed basis.
5. Urban Design Review Panel	
<p>A meeting was held between Council's Urban Design Review Panel (UDRP), the applicant and Council staff on 14 October 2021. Following the meeting, the UDRP provided written comments on the proposal with regards to the below:</p> <ul style="list-style-type: none"> Context and Neighbourhood Character Built Form and Scale Heritage Density Sustainability Landscape Amenity Safety Housing Diversity and Social Interaction Aesthetics 	<p>The following subheadings provide a response to each of the matters raised within the UDRP meeting.</p> <p><u>Context and Neighbourhood</u></p> <p>The site is located in Gladesville Town Centre and formerly contained Jordan Hall, which formerly accommodated the Gladesville RSL's youth centre. The quality of the architecture and the relationship to the existing hall façade is retained through the amended design. A new residential entry is introduced to Western Crescent façade, which is carefully designed to retain the existing symmetry of this frontage. The accompanying Heritage Addendum Letter considers that this additional opening will increase access through the historic façade and provide enhanced engagement with the item while retaining the significance of the facade. An extract of the residential entry and 1935 façade is provided Figure 6 and Figure 7 below.</p> <div data-bbox="587 965 1027 1227" data-label="Image"> </div> <div data-bbox="582 1227 999 1337" data-label="Caption"> <p>Figure 6: Proposed Western Crescent facade at ground floor, showing new residential entry (Source: Innovate Architects)</p> </div> <div data-bbox="1051 965 1469 1227" data-label="Image"> </div> <div data-bbox="1046 1227 1469 1314" data-label="Caption"> <p>Figure 7: Jordan Hall facade (1935), extracted from accompanying Heritage Report (Source: Heritage 21)</p> </div> <p>The Panel expressed concerns regarding the viability of the ground floor community space, particularly with regard to ceiling heights, structural services and lack of supporting facilities. The amended design has altered the first-floor level to allow for a greater ceiling height within the community space below of 4m (previously 3.3m). The ground floor building services & Mechanical plant platform have been relocated with space being incorporated into the community facility space. The reconfigured design is also complimented with an additional dedicated lift and amenities space to support the functionality of the proposed ground floor use. The amended internal design of the facility is considered superior and will enhance the viability of the space, whilst ensuring the Western Crescent Façade is retained and activated.</p> <p><u>Built Form and Scale</u></p> <p>The previous design exceeded Council's maximum height limit on the site (33m) by presenting a maximum height of 33.25m, located at the lift overrun. The amended design presents a reduced scale of development, by providing a nine-storey built form. It has a total maximum building height of 30.86m which is below Council's maximum height limit for the site.</p> <p>The amended design maintains two driveways to segregate access to the residential and community facility components, (with the exception of 3 x</p>

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	<p>Community Facility parking which can be allocated as staff only for security reasons). Following discussions with Council on 2 December 2021 via Zoom, an opening in the eastern driveway boundary wall has been introduced to allow for vision of cars coming out of the residential parking levels to enhance pedestrian safety. Additionally, a portion of the Coulter Street façade is now proposed to be cladded with selected aluminum battens to help soften the façade.</p> <p>Following the recommendations of the Panel a new residential entry has been introduced to Western Crescent façade. The residential foyer is also separated from the community space and located towards the eastern boundary of site. As noted above, the Jordan Hall façade is still retained through the amended design. This is achieved through maintaining appropriate scaling, proportion and symmetry of the existing brick façade. (Refer to attached Heritage Report for further detail). This provides flexible accessibility into the development from Western Crescent. The blank wall adjoining the Gladesville Public Car park incorporates precast panels with a pre-coloured finish for articulation of the façade. On-site landscaping is also visible on this elevation to provide visual relief when looking towards the development from the car park.</p> <p><u>Heritage</u></p> <p>A Heritage Addendum Letter has been prepared by Heritage 21 which accompanies this statement. The Letter notes that the new multi-storey addition remains distinctly contemporary in nature thereby retaining the contradictory relationship with the heritage item. This would continue to allow the new and the old elements to be easily distinguishable and highlights the features of the heritage façade. The design retains the same bulk, scale and built form as the originally approved DA design, albeit with some minor external changes in terms of colours and finishes which remain sympathetic and would not dominate the heritage item and heritage items in the vicinity</p> <p>Council's Heritage Advisor was consulted at the UDRP meeting on 14 October 2021. It was advised that the defining feature of the Jordan Hall façade "<i>is its simplicity, but also its symmetry</i>". As demonstrated in the accompanying plans and Figure 6 above, the placement of the residential opening in the centre of the Jordan Hall façade will continue to maintain the symmetry of the façade. Heritage 21 also notes that the additional opening would increase access through the primary, historic façade that will allow for enhanced engagement with the heritage items. As such, the significance of the item would be retained.</p> <p>Heritage 21 is confident that the amended design complies with pertinent heritage controls and would have a neutral impact on the heritage significance of the subject site and the heritage items and heritage conservation area in the vicinity.</p> <p><u>Density</u></p> <p>The previous design was supported in principle by the UDRP in regard to density as it complied with the permissible floor space for the site (4.3:1). The amended design presents a total GFA of 4404.5m² (4.3:1) and remains compliant with Council's density control. An extract of the revised site calculations is provided in Figure 8 below.</p>

SITE CALCULATIONS

SITE AREA = 1024.4m²

FLOOR SPACE
RLEP 2014 - ZONE B4

maximum FSR for Zone B4 = 4.3 : 1
[1024.4 x 4.3] = 4404.92m²

PROPOSED FLOOR AREAS

PARKING LEVEL 1 FLOOR AREA:	= 0m ²
GROUND FLOOR AREA:	= 760.9m ²
LEVEL 1 FLOOR AREA:	= 452.2m ²
LEVEL 2 FLOOR AREA:	= 499.2m ²
LEVEL 3 FLOOR AREA:	= 499.2m ²
LEVEL 4 FLOOR AREA:	= 499.2m ²
LEVEL 5 FLOOR AREA:	= 499.2m ²
LEVEL 6 FLOOR AREA:	= 499.2m ²
LEVEL 7 FLOOR AREA:	= 371.3m ²
LEVEL 8 FLOOR AREA:	= 324.1m ²
TOTAL:	= 4404.5m ²
PROPOSED FSR:	= 4.30 : 1

Figure 8: Extract of FSR Plan explaining the floor space on each level and total floor space ratio for the site. (Source: Innovate Architects).

Sustainability

The amended design retains the adaptive reuse of the Jordan Hall façade. It is particularly supported through the new residential entry, which is symptomatic in regard to symmetry, scale and design. The configuration of apartments is of high standard and will not prohibit layouts from achieving cross ventilation and solar access in compliance with ADG provisions.

Landscape

The amended design provides eight (8) new street trees along the Western Crescent and Ross Street frontages following the recommendations from the UDRP. Three new trees are provided on Western Crescent and five are provided along Ross Street. The configuration of these trees is outlined in the Landscape Plan extracts below.

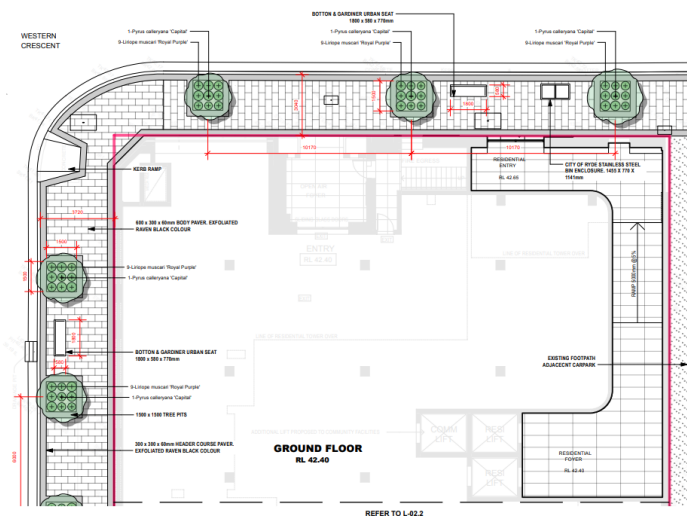


Figure 9: Extract of Public Domain Sheet 1 (Source: Site Design + Studios)

The additional street trees provide articulation at street level along these frontages and are beneficial to the Gladesville Town Centre streetscape.

Amenity

Glazing has also been provided to the northern window of the media room for Unit 103 to provide internal residential amenity given it adjoins the Level 1 communal open space in accordance with the UDR Panel request.

Bed 1 in Units 201, 301, 401 and 501 are orientated towards the side boundary. They are appropriately setback 3.3m from the side boundary, behind the prominent building line of the northern aspect of the development to support future development adjoining the site.

The bedroom windows for Units 104, 205, 305, 405, 504, 604 and 703 are located in close proximity to the window serving the common circulation corridor on each level. Cross viewing is minimized by orientating the circulation windows over the side boundary and away from these bedroom windows, thus resulting in an oblique angle to those bedroom windows. Both uses are low-level, and this is considered an acceptable outcome. Unit 802 includes a new balcony, to provide greater solar access and ventilation to bedrooms, in close proximity to the window serving the common circulation corridor. The glass opening will be obscure and constructed to mechanical engineers' details to minimize overlooking potential.

The community facility has been reconfigured to include 680m² of floor space (previously 550m²). The floor-to-floor ceiling height has also been increased to 4m (previously 3.3m) by reconfiguring the first-floor level. The

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	<p>Precast panels (rendered) with selected colour finishes have been provided on the eastern party wall abutting the public car park for enhanced articulation and to support the longevity of the development.</p> <p>A portion of the Coulter Street façade now includes cladding with selected aluminum battens to soften the façade.</p> <p>Innovate Architects have provided Sections 1:50 of each primary façade at the request of the Panel for a final desktop review.</p>
6. Issues Raised in Submissions	
<p>As a result of the notification period for the application, a total of 30 submissions were received in objection to the proposal. A summary of the issues raised in the submissions has been provided to GYDE Consulting and it is understood that responses to the issues raised in the submissions will be prepared.</p>	<p>A summary of the submissions was provided by Council's Assessing Officer via email on 15 October 2021 in the form of eleven (11) consolidated submissions for consideration. The rows below provide an overview of the issues raised and detail a response to each of these matters.</p>
<p><i>Inappropriate size & design</i></p>	<p>The site contains an existing approval for the construction of a ten-storey mixed use development (LDA2016/0058). The amended design represents a reduced scale of development by providing a nine-storey mixed use development. Level 9 (the tenth storey) has been removed due to floorspace changes to the ground floor & level 6. The amended design has a total building height of 30.86m, which is below Council's maximum height limit for the site (33m) within the Ryde LEP. The proposal complies with the maximum height and maximum FSR applicable to the site.</p> <p>The proposed building displays distinct tower and podium elements to appropriately respond to the scale of existing surrounding development. The podium has been designed around the Jordan Hall heritage façade which is retained in the northeastern elevation. The scale and materiality of that façade is continued around each of the street frontages and creates an engaging and human scale interface with the street.</p> <p>The proposal includes a mixture of materials and finishes which serve to break down the visual bulk of the development, including recessed elements, glazing and cladding. The articulated building design, and landscaping elements improve the presentation of the site to the public domain.</p>
<p><i>Inadequate size and parking for proposed community facility</i></p>	<p>The amended design delivers an additional 130m² of ground floor community floorspace to achieve a total of 680m² (Refer to Figure 1 above). This will increase the useability of the community facility and aligns with the intent of Section 3.1.6 of Council's DCP. The community facility is sufficient in size and will provide an engaging ground floor use. Further, the functionality of this space is being enhanced by increasing the floor-to-floor height from 3.3m to 4m within the amended design.</p> <p>The TTPP prepared a Letter which accompanies this statement. At Council's meeting on 2 December 2021, the client explained that the intention was to provide 680m² of office space for not-for-profit organizations within the community space. Council's parking requirement for an office development is 1 space per 40m² in accordance with Part 9.3 of the City of Ryde DCP 2014.</p> <p>Based on the above, the 680m² of proposed office space would require 17</p>

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	parking spaces. Consequently, the 17 spaces being provided (14 spaces on P1 level and 3 spaces on P2) including 2 accessible spaces, accords with Council's guidance. The amended design provides 17 car parking spaces for visitors and staff of the community facility (previously 14) and is considered adequate.
<i>10 storey development out of character with surrounding built forms</i>	The design has been reduced to a nine-storey mixed use development. The overall building height has been reduced to 30.86m (previously 33.25m) and represents a maximum building height below Council's maximum (33m) and provides a built form consistent with the objectives and controls within the DCP. The development is similar in bulk and scale with new developments adjacent to the site on Western Crescent and Jordan Street and on Victoria Road to the north. The amended design reduces the overall height by 2.39m to ensure consistency with Council's LEP height control.
<i>Increase in traffic is unacceptable</i>	The accompanying Traffic and Parking Assessment analyzed traffic generation rates for medium density residential developments using the Transport for NSW' Draft Guide to Transport Impact Assessments (March 2018). It was determined that the proposed community facility is not expected to generate any substantial number of vehicular trips during the morning and afternoon peak periods. Further, the proposed development traffic is considered minimal and could not be expected to result in any noticeable traffic impacts on the surrounding road network.
<i>Inappropriate scale, insufficient parking and concerns regarding reduction of community floor space</i>	<p>The amended plans represent a 'scaled back' design from the approved 10 storey development, which reduces the overall height by one storey (2.39m) to ensure consistency with Council's LEP height control.</p> <p>The amended design provides 17 car parking spaces for visitors and staff of the community facility (previously 14) and is considered adequate in accordance with Council's requirements.</p> <p>The community floor space has been increased to 680m² in accordance with Council's DCP requirements and to improve the useability of the ground floor facility.</p>
<i>Loss of community value regarding retirement housing and community centre</i>	The approved application (LDA2016/0058) is for a 10-storey mixed use development with a ground floor community facility and residential apartments above. There is no retirement housing previously approved on the site nor is seniors housing the subject of this application. The amended design includes an increased community floor space (680m ²) and an increased floor-to-floor height of 4m to support the functionality and use of the community centre. The subject application will not result in a loss of community value, in comparison to the approved design, and will support amenable benefits for future occupants of the site.
<i>Inappropriate scale and vehicular access to and from the site</i>	<p>Please refer to discussions provided above in regard to the scale of the development. In summary, the scale of the development has been reduced by one-storey from the approved scheme (10 storeys).</p> <p>Vehicular access to the site is provided by Coulter Street to the rear. Two driveways have been provided to segregate access to the residential and community facility components. The garage doors for both entries are setback 6m from the Coulter Street boundary to allow for enhanced access and safety of residents / occupants of the site. Following discussions with Council, the amended design includes an opening in the southeastern boundary wall abutting the residential driveway to provide vehicular sightlines to Coulter Street for safe throughfare for vehicles exiting and entering the site. This also provides a sightline for pedestrian safety along Coulter Street. This vehicular access arrangement is considered favorable given Coulter Street currently operates as a one way 'service lane and will direct pedestrian traffic towards the frontage at Western Crescent.</p>

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<i>Loss of privacy / amenity for adjoining residential development</i>	<p>The use of separation, screening and careful location of high use living areas ensure minimized adverse acoustic issues to adjacent residential development. Building separation is also provided in accordance with Objective 4E of the ADG to minimize acoustic impact to adjoining properties. The surrounding roadways (Western crescent, Coulter Street and Ross Street) similarly provide the site with a buffer from adjoining dwellings. The front boundary of the single storey dwellings on Ross Street are separated by approximately 20m from the site and the RFBs on the southern side of Coulter Street by 12m. This separation, which does not include the buildings setbacks, is a substantial privacy mitigation measure.</p> <p>The amended design presents a podium tower, which ‘steps down’ towards the lower density residential developments on the southern side of Coulter Street. The ninth storey is orientated towards the northern façade of the development focusing away from these adjacent properties. This presents a reduced sightline from the rear balcony of the ninth storey, particularly given it is setback from the Coulter Street boundary by 10.20m. The overall height of the development is not contrary to Council’s maximum height limit envisaged for the site and therefore will not incur any unreasonable visual privacy.</p> <p>In regard to overshadowing / amenity, the amended design presents reduced shadows when compared to the previous scheme, given it is one less storey than approved. During mid-winter the proposed building casts shadows upon the adjoining residential area on the southern side of Coulter Street, including No's 10 and 12. The shadow impacts building elevations, front garden setbacks and car park areas. The shadow affects that area until approximately 12pm at which time the shadow is cast upon the roadway. There are no additional shadows cast towards the lower residential developments on the western side of Ross Street. Adjoining residential developments are able to receive three hours of sunlight which is considered acceptable.</p>																										
<i>Inappropriate scale</i>	Please refer to discussions provided above in regard to the scale of the development.																										
<i>Inappropriate building typology, not suited to the local context</i>	The site contains an existing approval for the construction of a ten-storey mixed use development (LDA2016/0058). The amended design represents a reduced scale of development by providing a nine-storey mixed use development. The proposal provides additional housing opportunities within a compliant building envelope envisaged by Council’s LEP and DCP controls for the site. It is located within a transitioning precinct which is anticipating increased residential and commercial density. The development is a positive addition to the emerging character of the Gladesville Town Centre and Victoria Road Corridor.																										
<i>Insufficient parking and unacceptable parking impacts</i>	<p>Table 1 below provides an overview of the minimum and maximum required parking provisions for the City of Ryde which are outlined in Part 9.3 of the DCP.</p> <p>Table 1: City of Ryde DCP Car Parking Requirements</p> <table><tr><th rowspan="2">Land Use</th><th colspan="2" rowspan="2">Size/Yield</th><th rowspan="2">DCP Rate</th><th colspan="2">Required Provision</th><th rowspan="2">Provided</th></tr><tr><th>Minimum</th><th>Maximum</th></tr><tr><td rowspan="3">Residential</td><td>2-bed</td><td>22</td><td>0.9 – 1.2</td><td>19.8</td><td>26.4</td><td rowspan="3">42</td></tr><tr><td>3-bed</td><td>9</td><td>1.4 – 1.6</td><td>12.6</td><td>14.4</td></tr><tr><td>4-bed</td><td>1</td><td>No rate specified (assume</td><td>1.4</td><td>1.6</td></tr></table>	Land Use	Size/Yield		DCP Rate	Required Provision		Provided	Minimum	Maximum	Residential	2-bed	22	0.9 – 1.2	19.8	26.4	42	3-bed	9	1.4 – 1.6	12.6	14.4	4-bed	1	No rate specified (assume	1.4	1.6
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Matters	Applicant response						
				same as for 3 bed)			
		Visitor		1 per 5 dwellings	6.4 (7)		7
	Sub-Total	32 Units			45.8	49.4	49
	Community Facility (Office)	680m²		1 per 40m²	17	17	17
	Total						66
	As demonstrated in the table above, the amended design provides a total of 66 parking spaces within four (4) levels of basement parking. 49 of these spaces are dedicated to residential use only, which is just below the maximum parking provision required for the development and in excess of the minimum rate. The proposal also provides sufficient visitor spaces in accordance with the controls. The amended design also provides an additional three (3) car parking spaces, totaling 17 available for visitors and staff of the community facility (previously 14) and is considered adequate. The proposal therefore satisfies Council's parking provisions, no additional parking impacts are anticipated.						