Date of Determination	13 April 2023
Panel Members	Alison McCabe (Chair) Graham Brown (Independent Expert) Jennifer Bautovich (Independent Expert) Rob Senior (Community Representative)
Apologies	NIL
Declarations of Interest	NIL

Public meeting held remotely via teleconference on 13 April 2023 opened at 5:00pm and closed at 6:00pm. Papers circulated electronically on 6 April 2023.

MATTER DETERMINED

MOD2023/0010
Address: 8 Western Crescent Gladesville
Proposal: Section 4.55(1A) modification to LDA2021/0300, to satisfy conditions of consent and modifications including a reconfiguration of unit mix, additional car parking spaces, provision of privacy/sunscreens to some units, new service cabinets and a minor realignment of an external wall.

The following people addressed the meeting:

- On behalf of applicant:
  - Tina Christy (Planning Consultant - GYDE Consulting)
  - Cameron Jones (Architect - Innovate Architects)
  - John Wilkinson (Architect - Innovate Architects)

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 **approve** the development application as described in Schedule 1, pursuant to Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to **approve** the application for the following reasons:

1. The proposal is considered satisfactory in relation to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

2. The proposal is consistent with the objectives for B4 zoned land.

3. The proposal complies with the development standards.

4. The proposal is generally compliant with the requirements of Ryde Development Control Plan 2014.

5. The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.

6. The proposal is not contrary to the public interest.

The Panel adopts the recommendation and reasons for approval as outlined above.

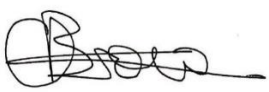
CONDITIONS

The development application was approved subject to the conditions in the Council assessment report.

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)	
Graham Brown	
Jennifer Bautovich	
Rob Senior	

SCHEDULE 1		
1	**DA No.**	MOD2023/0010
2	**Proposal**	Section 4.55(1A) modification to LDA2021/0300, to satisfy conditions of consent and modifications including a reconfiguration of unit mix, additional car parking spaces, provision of privacy/sunscreens to some units, new service cabinets and a minor realignment of an external wall.
3	**Street Address**	8 Western Crescent, Gladesville
4	**Applicant / Owner**	Thomas Zarimis / Gladesville RSL and Community Club Limited
5	**Reason for referral to RLPP**	**Contentious development** – (b) in any other case – is the subject of 10 or more unique submissions by way of objection. *Schedule 1, Part 2 of Local Planning Panels Direction*

6	**Relevant mandatory considerations**	• Section 4.55 of Environmental Planning and Assessment Act
		• Environmental planning instruments:
		  ○ State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development
		  ○ State Environmental Planning Policy Resilience & Hazards 2021
		  ○ State Environmental Planning Policy (Building Sustainability Index BASIX) 2004
		  ○ State Environmental Planning Policy – Biodiversity and Conservation SEPP 2021
		  ○ Ryde Local Environmental Plan 2014
		• Ryde Development Control Plan 2014
		• City of Ryde Section 7.11 Development Contributions Plan 2020
		• 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 *Environmental Planning and Assessment Act 1979* or regulations
		• The public interest, including the principles of ecologically sustainable development

7	**Material considered by the Panel**	• Council assessment report
		• Written submissions during public exhibition: Nil
		• Verbal submissions at the public meeting:
		  ○ In support - Nil
		  ○ In objection - Nil
		  ○ Council assessment officer - Nil
		  ○ On behalf of the applicant - Tina Christy (Planner), Cameron Jones (Architect) & John Wilkinson (Architect)

8	**Meetings, briefings and site inspections by the Panel**	• Site inspection: At the discretion of Panel members due to COVID-19 restrictions • Briefing: 13 April 2023

		Attendees: ○ Panel members: Alison McCabe, (Chair), Graham Brown, Jennifer Bautovich, Rob Senior ○ Council assessment staff: Sandra Bailey, Shannon Butler, Emily Lu, Myra Malek • Papers were circulated electronically on 6 April 2023
9	**Council Recommendation**	**Approval**
10	**Draft Conditions**	Attachment 1 to the Council assessment report