

Item Number: 3

1 Stansell Street, Gladesville

Section 4.56 modification to LDA2021/0125 being a Court approved residential flat building development. The application seeks to add a two-storey walk-up unit to the front building, changes to the communal open space area and relocation of services

Report prepared by: Senior Town Planner, Development Assessment

Report approved by: Senior Coordinator Development Assessment
 Acting Manager - Development Assessment

**City of Ryde
 Local Planning Panel Report**

DA Number	MOD2024/0255
Site Address & Ward	1 Stansell Street, Gladesville Lot 21 DP 6026
Zoning	MU1 Mixed Use
Proposal	Section 4.56 modification to LDA2021/0125 being a Court approved residential flat building development. The application seeks to add a two storey walk-up unit to the front building, changes to the communal open space area and relocation of services
Property Owner	Danny Tuhmeh
Applicant	Urban Link Architects P/L
Report Author	Shannon Butler, Senior Town Planner
Lodgement Date	18 November 2024
Notification - No. of Submissions	No submissions received.
Cost of Works	\$6,460,312

Reason for Referral to LPP	Departure from development standards – <i>Development that contravenes a development standard imposed by an environmental planning instrument by more than 10% or non-numerical development standards. Schedule 1, Part 3 of Local Planning Panels Direction.</i>
Recommendation	Approval
Attachments	<ol style="list-style-type: none"> 1. Proposed Amended Plans 2. Originally (Court) Approved Plans

1. Executive Summary

In accordance with the *Environmental Planning and Assessment Act 1979*, Section 9.1 – Directions by the Minister, this application is reported to the Ryde Local Planning Panel (RLPP) for determination as the development departure from development standards (*Development that contravenes a development standard imposed by an environmental planning instrument by more than 10% or non-numerical development standards. Schedule 1, Part 3 of Local Planning Panels Direction*).

This report considers a modification application to development consent No. LDA2021/0125, (granted by the NSW Land and Environment Court) under Section 4.56 of the *Environmental Planning and Assessment Act 1979* (the Act) on land at 1 Stansell Street, Gladesville.

The original development application (LDA2021/0125) was approved by the Court on 16 February 2022 for the demolition of existing structures and construction of a residential flat building development comprising two buildings over two levels of basement car parking.

This subject modification application (MOD2024/0255) was lodged on 18 November 2024 and seeks to add a two storey walk-up unit to the front building, changes to the location and design of the rooftop communal open space area and relocation of services.

In modification consent No. MOD2023/0233, approval was granted by Council for a breach of the Ryde Local Environmental Plan 2014 maximum building height control of 19 metres for the front building. The height breach occurred for the lift overrun of the front building, which had a maximum height of RL65.700 or a maximum height of 19.35 metres. This resulted in a 1.8% variation to the control, hence the application was determined under staff delegated authority.

The subject modification application seeks to amend the proposal in such a way that the building height variation is transferred to the rear building (the front building now complies) and the variation occurs for the lift overrun, fire stairs and pergola. The maximum height proposed for the rear building is now RL69.800 or 22.1 metres. The variation now equates to a 16.3% departure to the control thereby requiring that the application be determined by the Ryde Local Planning Panel. The variation is discussed in detail in the body of the report.

As the subject application is lodged under Section 4.56 of the Act, a Clause 4.6 variation request does not need to accompany this application. Section 4.56 of the Act still however requires the consent authority to consider Section 4.15(1) of the Act, which includes consideration of the provisions within any Environmental Planning Instrument (EPI).

The amended proposal is still considered to achieve the relevant objectives of Clause 4.3 despite the height exceedance. The amended proposal is still in keeping with the character of nearby development, with minimal additional overshadowing and privacy impacts and is compatible with the Gladesville Town Centre.

The application has been assessed against the Ryde Development Control Plan 2014, with particular reference to Part 4.6 – Gladesville Town Centre and Victoria Road Corridor. The amended proposal remains consistent with the objectives and controls of this part of the DCP 2014.

In accordance with Council's Community Participation Plan and Procedures, the application was publicly exhibited between 18 November and 4 December 2024 to the same properties as those notified under LDA2021/0125. In response, no submissions were received objecting to the proposed modifications. Following the receipt of amended plans, the application was re-notified and no submissions were received.

Having regard to the matters for consideration under sections 4.15 and 4.56 of the Act, it is recommended Modification Application No. MOD2024/0255 be approved subject to draft recommended conditions.

2. The Site and Locality

The subject site is legally described as Lot 21 DP 6026 and is known as 1 Stansell Street, Gladesville. The site is generally rectangular in shape and located on the southern side of Stansell Street. The site has an area of 724.2m² and a frontage of 12.275 metres to Stansell Street. The site has an eastern boundary length of 60.155 metres, a splayed southern rear boundary width of 12.535 metres and a western boundary length of 58.665 metres.

The subject site previously contained a single storey dwelling. This dwelling has recently been demolished with the commencement of the approved development works.

The site is generally flat with a slight downslope from south-eastern corner RL48.59 to the north western corner RL46.40. The site has a gentle cross fall east to west.

The surrounding locality is characterised by a mix of existing development comprising residential flat buildings, mixed-use development and retail/commercial development fronting the Victoria Road corridor.

The adjoining site to the east, No. 3 Stansell Street contains an older-style residential flat building comprising an enclosed at-grade car parking level and three levels of residential units above.

The adjoining site to the west (287-295 Victoria Road) is currently vacant land. However, development consent No. LDA2021/0089 was granted by the Ryde Local Planning Panel for the construction of a six storey mixed use development on this site which is yet to be commenced at the time of writing this report.

The adjoining site to the south, No. 2 Pittwater Road comprises a Council-owned pedestrian pathway and at-grade car parking area. The pathway provides pedestrian access between Victoria Road and the car parking area and contains a number of established trees. There are a number of narrow commercial properties located south of the pathway, fronting Victoria Road.

The properties on the opposite side of Stansell Street comprise three storey residential flat buildings of varying ages.



Figure 1 – Aerial photograph of subject site

3. The Proposal

The proposal involves modification of development consent No. LDA2021/0125 granted by the NSW Land and Environment Court on 16 February 2022 for the construction of a five storey residential flat building development comprising two buildings with basement car parking.

The subject Section 4.56 modification application (MOD2024/0255) includes the following amendments:

- Unit L4.02 in the front building has been redesigned to a two storey walk up unit and there is a resultant increase from one bedroom to two bedrooms for this unit.
- The level 5 communal open space in the front building has been relocated to the rear building to accommodate the two storey walk up unit. There is now a pergola structure proposed over the communal open space area and the location of rooftop services has been adjusted to suit.
- Condenser units have been relocated and screened to the eastern side of Unit 4.02 away from the building edge.
- There are minor changes proposed in the two basement levels to add a carpark exhaust fan room and relocate storage cages and bicycle spaces.

There are no changes proposed to the ground floor or levels 1 to 3.

In modification consent No. MOD2023/0233, approval was granted by Council for a breach of the Ryde Local Environmental Plan 2014 maximum building height control of 19 metres for the front building. The height breach occurred for the lift overrun of the front building, which had a maximum height of RL65.700 or a maximum height of 19.35 metres. This resulted in a 1.8% variation to the control, hence the application was determined under staff delegated authority.

The subject modification application seeks to amend the proposal in such a way that the building height variation is transferred to the rear building (the front building now complies) and the variation occurs for the lift overrun, fire stairs and pergola. The maximum height proposed for the rear building is now RL69.800 or 22.1 metres (the maximum permitted under the Ryde Local Environmental Plan 2014 is 19m). The variation now equates to a 16.3% departure to the control thereby requiring that the application be determined by the Ryde Local Planning Panel. The variation is discussed in detail in the body of the report.

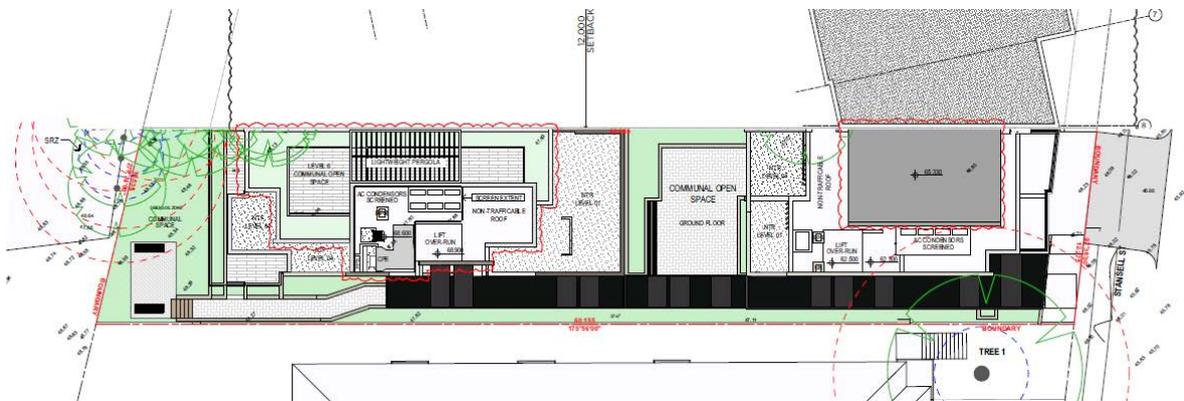


Figure 2 – Proposed site plan (proposed changes clouded in red)



Figure 3 – Proposed north elevation (proposed changes clouded in red)



Figure 4 – Proposed south elevation (proposed changes clouded in red)

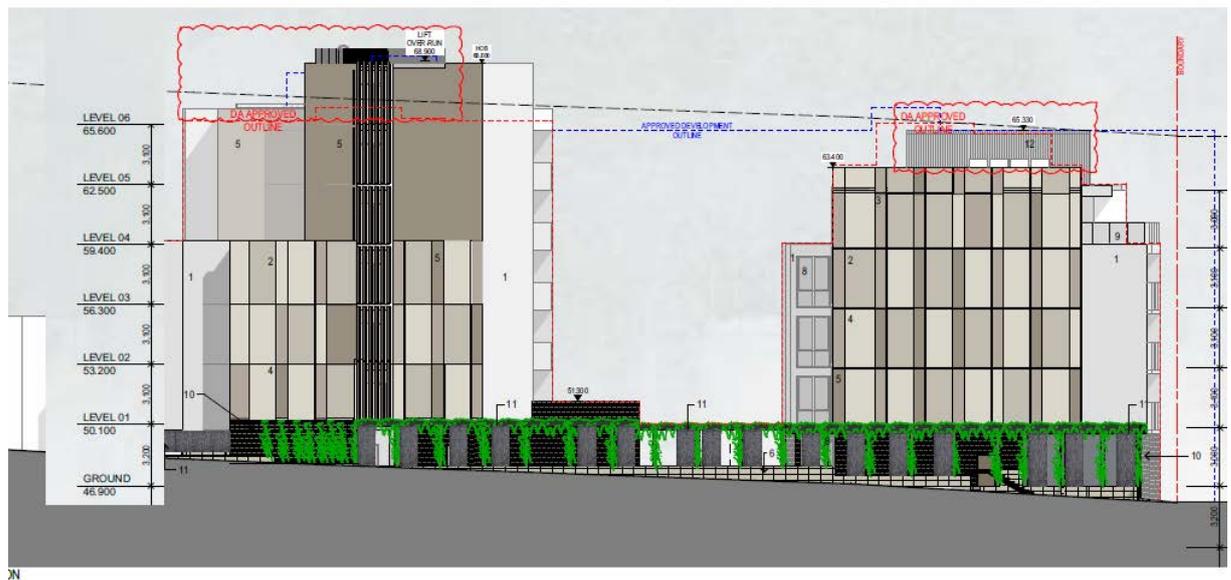


Figure 5 – Proposed eastern elevation (proposed changes clouded in red)

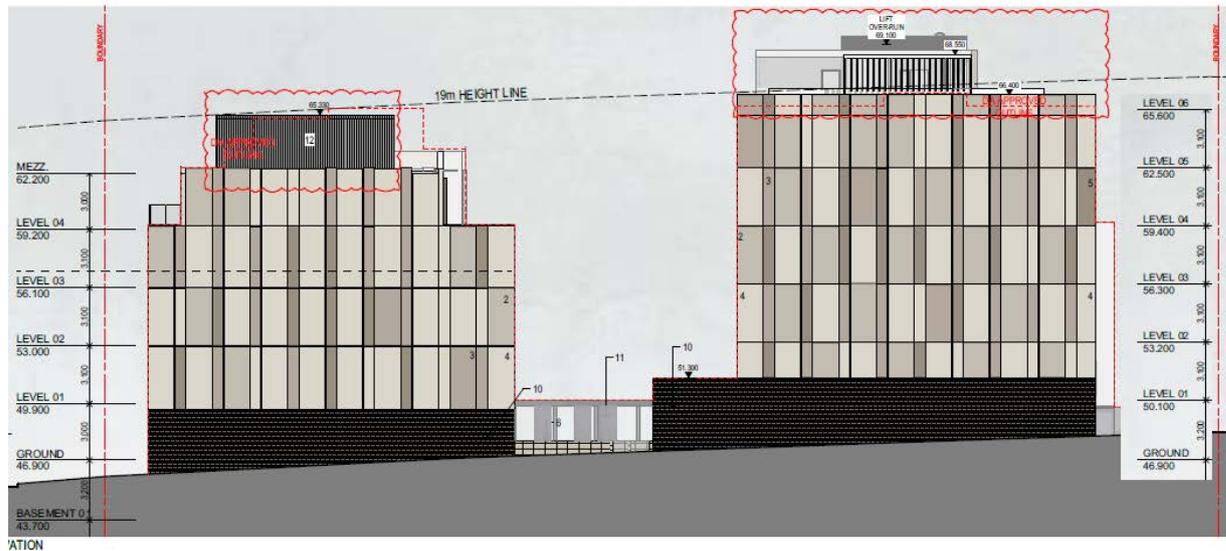


Figure 6 – Proposed western elevation (proposed changes clouded in red)

4. Background

4.1 History of the site

16 February 2022	Development Consent No. LDA2021/0125 was granted by the NSW Land and Environment Court by way of Consent Orders for the demolition of existing structures and construction of a residential flat building development comprising 10 units and two basement levels.
26 October 2022	Section 4.56 Consent No. MOD2022/0156 was granted which involved changes to car parking, increases in the floor to floor heights for all levels and increases to the height of the lift overruns.
17 June 2024	Section 4.56 Consent No. MOD2023/0233 was granted which involved a number of design changes to make the waste storage area function more effectively, relocate the communal open space area to the rooftop and relocation of some services.

4.2 Application History

18 November 2024	Modification Application No. MOD2024/0255 was formally lodged with Council.
18 November to 4 December 2024	In accordance with Council's Community Participation Plan and Procedures, the application was publicly exhibited between 18 November and 4 December 2024 to the same properties as those notified under LDA2021/0125. No submissions were received objecting to the proposed modifications.
13 December 2024	A request for additional information letter was sent to the applicant requesting amendments to the proposal in response to feedback from Council's Urban Design Review Panel.

20 January 2025	Amended plans were submitted in response to Council’s letter.
28 January until 13 February 2025	Following the submission of the amended plans, the application was re-notified to the same properties originally notified and no submissions were received.

5. Planning Assessment

5.1 Environmental Planning and Assessment Act 1979

Section 4.56: Modification by Consent Authorities of Consents Granted by the Court

Section 4.56 of the Act allows a consent authority to modify a development consent granted by it, if:

- (a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (b) it has notified the application in accordance with—*
 - (i) the regulations, if the regulations so require, and*
 - (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and*
- (c) it has notified, or made reasonable attempts to notify, each person who made a submission in respect of the relevant development application of the proposed modification by sending written notice to the last address known to the consent authority of the objector or other person, and*
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.*

In considering the above:

- It is considered that the proposal as modified is substantially the same development for which consent was originally granted. There are no changes proposed to the number of units or the building footprint at ground level and above. Similarly, there are no changes proposed to the use of the buildings as residential flat buildings. The general external appearance of the development will remain substantially the same as originally approved by the NSW Land and Environment Court, with the exception of redesigning Unit L4.02 to a two storey walk up unit to the front building and the relocation of the communal open space area to the rear building and the associated increased height of the lift overrun, fire stairs and lightweight pergola structure.
- The application has been notified on two occasions in accordance with the Ryde Community Participation Plan and to those who objected to the original Development Application and no submissions were received.

Section 4.55(3): Planning Assessment in accordance with Section 4.15(1) Matters for consideration

The modifications sought are considered against the relevant environmental planning instruments, proposed instruments and relevant parts of the DCP in accordance with Section 4.15(1)(a)(i), (ii) and (iii).

5.2 State Environmental Planning Instruments

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65)

The original application was considered against the provisions of SEPP 65. The SEPP 65 was repealed and merged into SEPP (Housing) 2021 (Chapter 4) since the determination of the original application but their content remains substantially the same. The proposed modifications do not substantially alter the external appearance of the building or the amenity or functionality of the apartments. It is noted that Section 146 of SEPP (Housing) 2021 states the following:

(3) The consent authority may also refer a modification application for residential apartment development to the relevant design review panel for advice before determining the modification application.

Given the nature of the proposed modifications, it was considered to be warranted that the application be referred to Council's Urban Design Review Panel for review. The following table sets out the comments provided by the Panel and how the application was amended in response:

Design Principles – Chapter 4 Housing SEPP	UDRP Comments
<p>Context and Neighbourhood Character</p> <ol style="list-style-type: none"> 1. Good design responds and contributes to its context which is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. 2. Responding to context involves identifying the desirable elements of an area's existing or future character. 3. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. 4. Consideration of local context is important for all sites, including sites in the following areas: <ol style="list-style-type: none"> a. Established areas b. Areas undergoing change c. Areas identified for change. 	<p>The Panel is aware that there is an existing approval for this site and that this proposal is for a modification to add a partial floor to the northern building and relocate the communal open space previously on the northern building to the rear/southern building roof.</p> <p>This results in the rear building height exceeding the LEP maximum height and adds some additional bulk to the eastern wall of the rear building in particular.</p> <p>The adjacent site to the east contains a lower scale apartment development that is unlikely to change in the future given the current controls.</p> <p>Mitigating as far as possible the impact of this additional height to the rear building will be important.</p> <p>The applicant is relying heavily on the approved development on the corner of the block to the west to justify the additional height. The Panel considers that the corner site would not provide a precedent for extra height given that where it has a height breach it is towards the street corner, not deeper within the site and the corner site does not have a role in scale transition, as is the case for the subject site.</p> <p>However, the Panel does consider that an additional partial floor for the northern building could be acceptable as the adjacent building is a storey taller, presents a blank side wall to the western side boundary and the extra floor would effectively comply with the maximum height control.</p>

	<p>Attaching the new partial floor to the western boundary and setting the floor back from the other building façades can achieve additional mass whilst also still respecting the need for a scale transition to the east.</p> <p>The subject site is highly constrained, and a complication of moving the COS to the rear building is that the proposal cannot achieve sufficient separation between the new COS area and the COS of the building to the west.</p> <p>For the proposed relocation to be supportable it would require privacy measures to be introduced that address the reduced separation.</p> <p><u>Amendments in response:</u></p> <p>A vertical screen is now proposed on the Level 6 Communal Open Space. This screen is designed to enhance visual privacy for 287-295 Victoria Road, Gladesville and it will be incorporated into the pergola and integrated into the overall landscape design.</p>
<p>Built Form and Scale</p> <ol style="list-style-type: none"> 1. Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. 2. Good design also achieves an appropriate built form for a site and the building's purpose in terms of: <ol style="list-style-type: none"> a. building alignments, proportions, b. building type, c. building articulation d. the manipulation of building elements. 3. Appropriate built form <ol style="list-style-type: none"> a. defines the public domain, b. contributes to the character of streetscapes and parks, including their views and vistas, c. provides internal amenity and outlook. 	<p>The additional floor on the northern building is supported as a proposed building mass. The Panel supports the amendment to this form shown in the updated drawings tabled at the Panel meeting. The amended drawings remove the angled mansard roof plane to the west.</p> <p>The Panel considers that a better resolution for this new floor would be to move away from a mansard roof character altogether and instead express the proposed roof form as a simple linear additional storey maintaining the setbacks proposed.</p> <p>The extent of blank wall now proposed to the rear building as it faces the eastern neighbour is of concern. The Panel recommends that the height of the structures and extent of blank wall is minimised as much as possible along this façade to reduce issues of bulk.</p> <p>Measures such as reducing lift overrun height, relocating the proposed pergola to the west, reducing the extent of enclosure to the lobby, reducing the height of the fire stair enclosure where possible, centering rooftop plant and associated screening, and introducing obscure glass as the façade to the fire stair would all potentially assist.</p> <p>The Panel also recommends that services on top of the core roof be relocated as far as possible into the middle of the roof and away from the eastern façade. Any screening should also be set back from these edges as far as possible to reduce the apparent mass.</p> <p>The Panel also notes that the floor-to-floor heights for the new floor and potentially the development overall are unlikely to achieve a 2.7m floor to ceiling height given requirements of the current NCC. The applicant should consider whether these requirements are going to require a slight increase in the height of the northern building and if so, this should be reflected in the documentation.</p>

	<p><u>Amendments in response:</u></p> <p>The mansard roof has been replaced with a simple linear roof as recommended. Additionally, to minimise the building bulk the lift overrun was reduced, the carpark exhaust fan was relocated to basements 1 and 2, and the necessary service screening was positioned as far from the edge as possible.</p> <p>In the front building, the new storey's floor-to-floor height has been increased to allow for a 2.7m ceiling.</p> <p>The pergola was relocated as recommended.</p>
<p>Density</p> <ol style="list-style-type: none"> 1. Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. 2. Appropriate densities are consistent with the area's existing or projected population. 3. Appropriate densities can be sustained by the following: <ol style="list-style-type: none"> a. existing or proposed infrastructure, b. public transport, c. access to jobs, d. community facilities and the environment. 	<p>The Panel notes that the FSR is still below the allowable FSR.</p>
<p>Sustainability</p> <ol style="list-style-type: none"> 1. Good design combines positive environmental, social and economic outcomes. 2. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. 3. Good sustainable design also includes the following: <ol style="list-style-type: none"> a. recycling and reuse of materials and waste, b. use of sustainable materials, and c. deep soil zones for groundwater recharge and vegetation. 	<p>Specific sustainability measures were not discussed.</p>
<p>Landscape</p> <ol style="list-style-type: none"> 1. Good design recognises that together landscape and buildings operate as an integrated and sustainable 	<p>The design and layout of the new rooftop COS and the central ground level courtyard need additional design refinement and development to provide positive landscape spaces that encourage use of the spaces by groups of residents at one time.</p>

<p>system, resulting in attractive developments with good amenity.</p> <ol style="list-style-type: none"> 2. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. 3. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the following: <ol style="list-style-type: none"> a. local context, b. coordinating water and soil management, c. solar access, d. micro-climate, e. tree canopy, f. habitat values and preserving green networks. g. Good landscape design optimises useability, h. privacy and opportunities for social interaction, i. equitable access, j. respect for neighbours' amenity and k. Good landscape design provides for practical establishment and long term management. 	<p>It is positive to see the addition of a BBQ area to the roof top space in the amended plans tabled before the Panel at the meeting, but a more imaginative program and approach to the COS is needed. This should include built in planters for landscaping to ensure a high quality and permanent outcome - noting the this also brings additional slab drainage and structural challenges.</p> <p>Creation of a series of 'pod' type spaces with seating or benches that are broken up by landscape and provide some containment for resident groups would be likely to encourage greater use and enjoyment of the COS areas.</p> <p><u>Amendments in response:</u></p> <p>Amended landscaping plans were submitted depicting a redesigned communal area on Level 6 which includes a shaded area covered by a pergola and the suggested 'pod' type spaces divided by planter boxes.</p>
<p>Amenity</p> <ol style="list-style-type: none"> 1. Good design positively influences internal and external amenity for residents and neighbours. 2. Good design contributes to positive living environments and resident well-being. 3. Good amenity combines <ol style="list-style-type: none"> a. appropriate room dimensions and shapes, b. access to sunlight, c. natural ventilation, d. outlook, e. visual and acoustic privacy, storage, f. indoor and outdoor space, g. efficient layouts and service areas 	<p>The increased bulk of the rear building to the east is of concern and more should be done, as previously discussed, to minimise the additional bulk and related impacts, as much as possible.</p> <p>Privacy measures are required to the rooftop COS given its proximity to the approved COS on the western site.</p> <p>The pergola shade structure should be relocated towards the west on the rear building rooftop to reduce bulk as seen from the east and also to provide better shade to the rooftop.</p> <p><u>Amendments in response:</u></p> <p>The carpark exhaust fans have been relocated to Basements 1 and 2 to minimise the visual bulk of the service roof on the south building.</p> <p>The proposed pergola has been relocated to the west of the Communal Open Space on Level 6, as suggested. Additionally, a vertical screen has been added to</p>

h. ease of access for all age groups and degrees of mobility.	enhance visual privacy for the neighbour to the west of the site.
<p>Safety</p> <ol style="list-style-type: none"> 1. Good design optimises safety and security within the development and the public domain. 2. Good design provides for quality public and private spaces that are clearly defined and fit for the intended purpose. 3. Opportunities to maximise passive surveillance of public and communal areas promote safety. 4. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose. 	No issues.
<p>Aesthetics</p> <ol style="list-style-type: none"> 1. Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. 2. Good design uses a variety of materials, colours and textures. 3. The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape. 	<p>The Panel recommends the applicant adopt a different architectural approach to the new floor to the north. A mansard roof is a very domestic approach that is somewhat incongruous on a taller apartment development. The new floor should abut the neighbouring wall to the west and be expressed as a simple additional floor setback from the other façade alignments.</p> <p><u>Amendments in response:</u></p> <p>The mansard roof has been redesigned to a simple linear roof design. The setback was maintained to align with the neighbour to the west.</p>

State Environmental Planning Policy (Building Sustainability Index BASIX) 2004

The original application was considered against the provisions of SEPP (Building Sustainability Index BASIX) 2004 and since that time, this SEPP has been repealed and replaced with SEPP (Sustainable Buildings) 2022. The applicant has submitted an amended BASIX Certificate to reflect the proposed changes to the development which is considered satisfactory. Condition Nos. 3 and 141 are recommended to be amended to reflect the amended BASIX Certificate.

Other SEPPs

The original application was assessed against the provisions of SEPP No. 55 – Remediation of Land, SEPP (Vegetation in Non-Rural Areas) 2017 and SREP (Sydney Harbour Catchment) 2005. It is noted that the titles of these Instruments have been amended since the determination of the original application, but their content remains substantially the same. The proposal does not result in any implications on the compliance of the development with these instruments. There are no changes proposed to the extent of excavation, tree removal and general ground disturbance.

5.3 Ryde Local Environmental Plan 2014 (RLEP 2014)

The development approved by the NSW Land and Environment Court was defined as a residential flat building under the RLEP 2014 as follows:

Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

The subject site is zoned MU1 Mixed Use and development for the purpose of a residential flat building remains permissible with consent. The proposed modifications result in the development continuing to be satisfactory with the residential flat building definition. The proposed modifications do not result in any implications on the compliance of the development with the objectives of the MU1 Mixed Use zone.

The original Development Application was assessed under the following clauses:

- Clause 4.3(2): Height of Buildings;
- Clause 4.4(2): Floor Space Ratio;
- Clause 4.6: Exception of Development Standards;
- Clause 6.2: Earthworks;
- Clause 6.4: Stormwater Management; and
- Clause 6.6: Environmental Sustainability.

The modification does not result in any further RLEP 2014 non-compliances beyond that already considered and approved under LDA2021/0125 except the following further variation:

Clause	Proposal	Compliance
4.3(2) Height of Buildings		
19m	<p>In modification consent No. MOD2023/0233, approval was granted by Council for a breach of the RLEP 2014 maximum building height control of 19 metres for the front building. The height breach occurred for the lift overrun of the front building, which had a maximum height of RL65.700 or a maximum height of 19.35 metres. This resulted in a 1.8% variation to the control, hence the application was determined under staff delegated authority.</p> <p>The subject modification application seeks to amend the proposal in such a way that the building height variation is transferred to the rear building (the front building now complies) and the variation occurs for the lift overrun, fire stairs and pergola. The maximum height proposed for the rear building is now RL69.800 or 22.1 metres. The variation now equates to a maximum 16.3% departure to the control.</p>	No, variation sought as addressed below.

Merit assessment of variation - Clause 4.3 Height of buildings

As the subject application has been lodged pursuant to Section 4.56 of the Act, a Clause 4.6 variation request does not need to accompany this application. Section 4.56(1A) of the Act still requires the consent authority to consider Section 4.15(1) of the Act, which includes consideration of the provisions within any Environmental Planning Instrument (EPI). As such, an assessment of Clause 4.3(2) has been undertaken below.

Under the provisions of Clause 4.3 of the Ryde Local Environmental Plan 2014, the subject site is mapped as having a maximum permitted building height of 19 metres. Whilst the front building now complies with the control, the proposal seeks to increase the height of the lift overrun, lift lobby and fire stairs of the rear building to a maximum of RL69.800. The modified maximum height of the front building is 22.1m, resulting in a 16.3% variation to the standard.

The applicant has stated the following key points in their Statement of Environment Effects (SoEE) regarding the proposed increase of the building height:

The building envelope alters in that the communal open space has been relocated from the rooftop of the northern (front) building to the rooftop of the southern (rear) building. This also impacts on the building height whereby the additional height is attributed to the lift overrun and communal facilities. Unit L4.02 has been redesigned to a 2 storey walk-up that also alters the building form of the northern (front) building but is generally consistent with the approved plans.

The building and modifications do not significantly alter impacts on views or adjoining neighbour amenity to that which has already been approved. Specifically, the interface between Unit L4.02 and the adjoining approved development to the west presents an improved building form and does not impact on neighbour amenity. The relocation of the communal rooftop open space also provides for improved solar access and with the proposed perimeter planters along the western edge, ensures adequate privacy screening. The modification maintains the approved streetscape appearance and remains consistent with that approved by the Court

The variation to the building height is attributed to the relocation of the roof top communal open space from the northern building to the southern building (i.e. lift overrun and communal facilities). This enables improvements to the street presentation (north elevation) and the provision of improved communal amenity (i.e. being moved away from the street frontage). This also avoids the impact of the approved building envelope to the west that would further affect the amenity of the roof top communal open space.

Comment

The total variation of the height of buildings development standard is proposed to be 3.1 metres or 16.3%. The elements of the building which exceed the building height standard are located towards the centre of the site and are limited to the lift overrun, lift lobby, fire stairs and lightweight pergola proposed for the rooftop terrace.

Figures 7 - 9 below depict the proposed height variation:

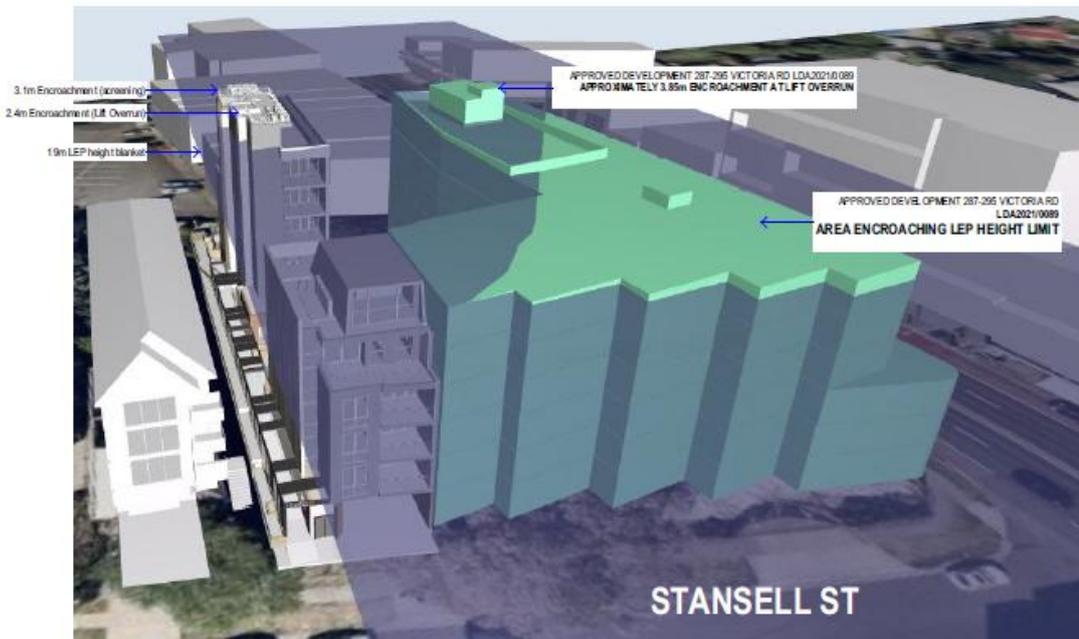


Figure 7 – Building height plane diagram from front of site (the building in green shading is the adjoining approved building at 287-295 Victoria Road)



Figure 8 – Building height plane diagram front rear of site (the building in green shading is the adjoining approved development at 287-295 Victoria Road)

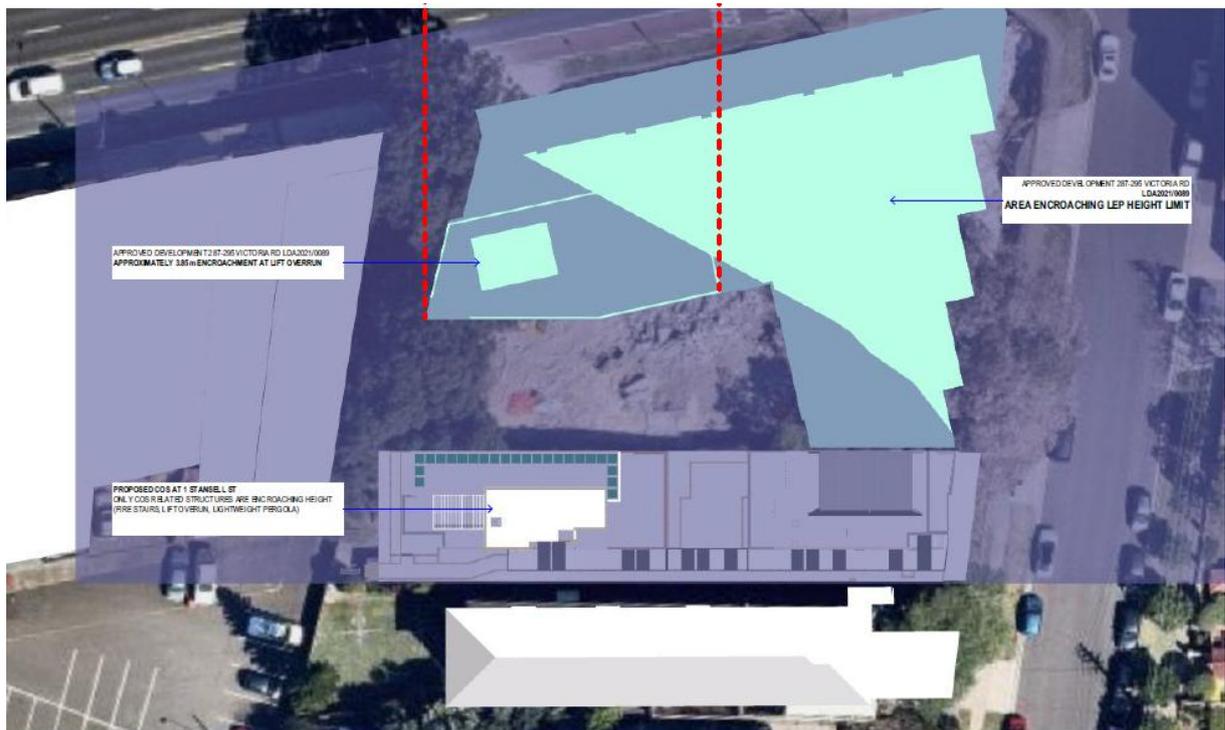


Figure 9 – Building height diagram (the building in green shading is the adjoining approved development at 287-295 Victoria Road)

The elements encroaching above the height limit are the fire stairs, lift overrun and lift lobby which occupy an area of 35.5m². There is a rooftop pergola structure proposed also which occupies an area of 21.9m² but is an open, lightweight structure. The remainder of the subject building and the entirety of the front building comply with the building height control.

As the building height variation is limited to the rear building, it will not be visible from the public domain in the event that the adjoining development at 287-295 Victoria Road is constructed as approved (construction is yet to commence at the time of writing this report but the applicant is in the process of addressing conditions of consent to facilitate the issue of a Construction Certificate). The rear building will be shrouded from the public domain by the front building.

The most impact from the proposed height variation will occur to the older style three storey residential flat building located to the east. The lift lobby is set back 3 metres from the eastern boundary and the side wall of the lift lobby is 4 metres in length. The setback then steps back for the lift overrun to 3.7 metres for a length of 4.6 metres and then steps back for the fire stairs to 4.8m for a length of 2.9 metres. The area of non-compliance is therefore well articulated as viewed from the east as shown in **Figure 10**.

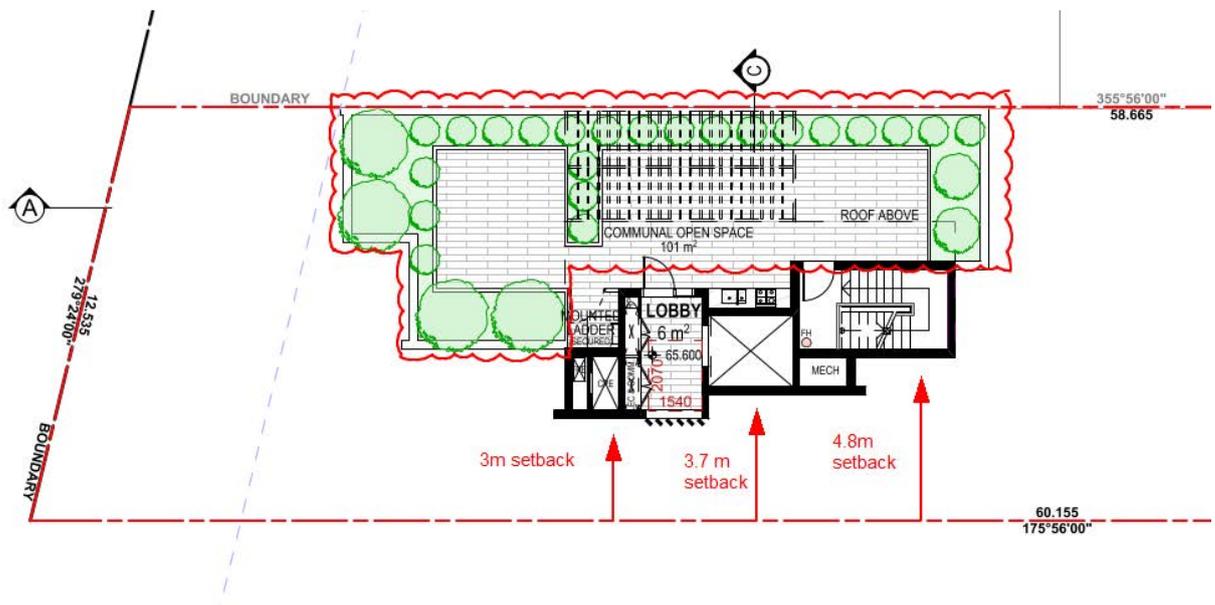


Figure 10 – Extract of rooftop plan depicting stepped setback to east

It is noted that the area encroaching above the height limit does not contain any windows, therefore there will be no additional privacy impacts to the adjoining property to the east. Further, the additional height will only result in minor additional overshadowing on the adjoining property to the east from 1pm to 3pm on June 21 (winter solstice) given the small footprint of the lift overrun, lift lobby and fire stairs.

To the west, the area of the height variation, being the rooftop pergola, will interface with the approved development at 287-295 Victoria Road. This portion of the development will adjoin a ground floor communal open space area which is supplemented by a rooftop communal area. The proposed rooftop pergola will only result in a subtle overshadowing increase on this adjoining development.

The height variation will not impact on views enjoyed from the public domain or adjoining residential properties. Whilst the additional height is capable of being read from the adjoining property to the east, the eastern elevation does not contain any windows and there will be no increased privacy impact. The encroachment to maximum building height will not impact on the existing streetscape form.

The proposed additional height remains consistent with the zone objectives which seek to facilitate a diverse mixed-use environment, that successfully manages relationships between land uses in and outside of the zone. The proposal will not have any adverse impact on residential amenity and the surrounding streetscape.

On the basis of the above points, the development is in the public interest because it remains consistent with the relevant objectives of the building height standard, and the relevant objectives of the MU1 Mixed Use zone, noting that the numerical departure from the building height control is minor.

In summary, it is considered that there are sufficient environmental planning grounds for the departure for the following reasons:

- The proposed additional height remains consistent with the zone objectives which seek to facilitate a diverse mixed-use environment, that successfully manages relationships between land uses in and outside of the zone. The proposal will not have any adverse impact on residential amenity and the surrounding streetscape.

- The features exceeding the standard facilitate access to the rooftop for the use of this area for the purpose of common open space for the residential units with ample solar access. This rooftop common open space area will enhance the amenity of the residential units and is well set back from the southern and eastern boundaries to minimise the privacy impacts on surrounding properties.
- The site is constrained and the provision of a useable ground level communal space area with suitable amenity is not possible. The proposed rooftop common open space area is considered to strike a balance between providing suitable amenity whilst also respecting the amenity of surrounding properties.
- The element of the rear building which breaches the height limit is well articulated as viewed from the adjoining properties.
- There will only be a subtle increase in overshadowing resulting from the additional height of the rear building.

5.4 Draft Environmental Planning Instruments

There are no draft Environmental Planning Instruments for consideration.

5.5 Ryde Development Control Plan 2014 (RDCP 2014)

The original application was assessed under the following parts of RDCP 2014:

- Part 4.6: Gladesville Town Centre and Victoria Road Corridor;
- Part 7.2: Waste Minimisation and Management;
- Part 8.2: Stormwater and Floodplain Management;
- Part 8.3: Driveways;
- Part 9.2: Access for People with Disabilities; and
- Part 9.3: Parking Controls.

The modification does not result in any further RDCP 2014 non-compliances beyond that already considered and approved under LDA2021/0125.

5.6 Planning Agreements OR Draft Planning Agreements

There are no planning agreements applicable to this site or development.

5.7 City of Ryde Section 7.11 - Development Contributions Plan 2020

Development contributions for the development were levied and conditioned as part of the original development consent. With the proposed re-design of Unit 4.02, there is an increase from one bedroom to two bedrooms and a resultant increase in Section 7.11 Contributions to be paid. As a result, it is recommended that Condition No. 46 be amended to reflect the following development contributions:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$60,238.57
Open Space & Recreation Facilities	\$103,727.98
Transport Facilities	\$31,844.16
Plan Administration	\$2,937.12
The total contribution is:	\$198,747.83

5.8 Any matters prescribed by the Regulation

The proposed modified development satisfies the relevant requirements of the *Environmental Planning and Assessment Regulation 2021*.

6. The likely impacts of the development

All relevant issues regarding environmental impacts of the proposed development are discussed throughout this report.

The modifications proposed by this application will not exacerbate any environmental impacts already considered and supported under LDA2021/0125.

The development is considered satisfactory in terms of environmental impacts.

7. Suitability of the site for the development

The site continues to be suitable for this residential flat building development.

The modifications do not increase the overall scale of the development to what was originally approved and will not impact upon the locality.

As such, the site is considered to continue to be suitable for the development as amended.

8. Public Notification and Submissions

In accordance with Council's Community Participation Plan and Procedures, the application was publicly exhibited between 18 November to 4 December 2024 to the same properties as those notified under LDA2021/0125. No submissions were received in response.

Following the receipt of amended plans, the application was re-notified between 28 January until 13 February 2025. No submissions were received in response.

9. Referrals

Given the nature of the proposed modifications, there were no internal or external referrals required.

10. The Public Interest

Having regard to the assessment contained in this report, it is considered that approval of the modified development is not contrary to the public interest.

Section 4.55(3): Reasons consent to be modified was originally granted

The original application was assessed under the requirements of Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended), Ryde Local Environmental Plan 2014 and Ryde Development Control Plan 2014. The proposed modifications would not alter any of the reasons why the approval was originally granted as follows:

- *The proposal is consistent with the objectives for MU1 Mixed Use zoned land.*
- *The proposal does not result in any significant adverse impacts upon adjoining properties or the streetscape.*
- *The proposal is not contrary to the public interest.*

11. Conclusion

The application has been assessed under the matters for consideration of section 4.15 and section 4.56 of the Environmental Planning and Assessment Act 1979 and the relevant statutory and policy provisions. The site continues to be suitable for this mixed use development and is not contrary to the public interest. Therefore, it is recommended that the application be approved for the following reasons:

- The modification satisfies the provisions of Section 4.56 of the Environmental Planning and Assessment Act 1979.
- The development continues to be a permissible use and is consistent with the objectives of the zone and relevant development standards under RLEP 2014.
- The amended proposal still achieves the objectives of Clause 4.3 despite the height exceedance.
- The modification is substantially the same as the original approval.
- The proposal is not contrary to the public interest.

12. Recommendation

That the RLPP grant consent to MOD2024/0255 to modify the consent for Local Development Application No. LDA2021/0125 on land at 1 Stansell Street, Gladesville as follows:

- a) Condition Nos. 1, 3, 46 and 141 be **amended** as follows (changes in strikethrough and bold text):

1. **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and the recommendations and requirements of the following support documents:

Document Description	Plan Reference	No./	Date
Data Schedule Sheet	S4.56-001, Revision N P		23/04/2024 16/01/2025
Site Plan	S4.56-004, Revision N P		23/04/2024 16/01/2025
Demolition Plan	DA-005, Revision B		10/11/2021
Basement 02	S4.56-101, Revision N		23/04/2024
Basement 01	S4.56-102, Revision N		23/04/2024
Ground Floor Plan	S4.56-103, Revision N		23/04/2024
Level 01	S4.56-104, Revision N		23/04/2024
Level 02	S4.56-105, Revision N		23/04/2024
Level 03	S4.56-106, Revision N		23/04/2024
Level 04	S4.56-107, Revision N P		23/04/2024 16/01/2025
Level 05	S4.56-108, Revision N P		23/04/2024 16/01/2025
Level 06 (COS)	S4.56-109, Revision P		16/01/2025

Roof	S4.56- 109 110, Revision N P	23/04/2024 16/01/2025
Elevations (north)	S4.56-201, Revision N P	23/04/2024 16/01/2025
Elevations (south)	S4.56-202, Revision N P	23/04/2024 16/01/2025
Elevations (east)	S4.56-203, Revision N P	23/04/2024 16/01/2025
Elevations (west)	S4.56-204, Revision N P	23/04/2024 16/01/2025
Streetscape Elevation	DA-205, Revision E	28/01/2022
Section A-A/Ramp Section	S4.56-301, Revision N P	23/04/2024 16/01/2025
Section B-B	DA-302, Revision E P	21/01/2022 16/01/2025
Section C-C and D-D	DA-303, Revision D P	21/01/2022 16/01/2025
Staging Plan	S.4.56-006, Revision M	18/10/2023
Section 4.56 Landscape Plan – iScape Landscape Architecture	116.24(22)/412 A D	May 2024 December 2024

The Development must be carried out in accordance with the amended plans approved under this condition.

3. **BASIX.** Compliance with all commitments listed in BASIX Certificate(s) numbered 1163055M_07 08, dated ~~9 November 2023~~ **29 August 2024**.
46. **Section 7.11.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council as follows:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$50,315.44 \$60,238.57
Open Space & Recreation Facilities	\$86,640.95 \$103,727.98
Transport Facilities	\$26,598.50 \$31,844.16
Plan Administration	\$2,453.34 \$2,937.12
The total contribution is:	\$166,008.23 \$198,747.83

These are contributions under the provisions of Section 7.11 of the Environmental Planning and Assessment Act, 1979 as specified in City of Ryde Section 7.11 Development Contributions Plan 2020, effective from 1 July 2020.

The above amounts are current at the date of this consent, and are subject to quarterly adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

The contribution must be paid prior to the issue of the Stage 2 Construction Certificate. Payment may be by EFTPOS (debit card only), CASH or a BANK

CHEQUE made payable to the City of Ryde. Personal or company cheques will not be accepted.

A copy of the Section 7.11 Development Contributions Plan may be inspected at the Ryde Customer Service Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

141. **BASIX.** The submission of documentary evidence of compliance with all commitments listed in BASIX Certificate(s) numbered 1163055M_ ~~07 08~~, dated ~~9 November 2023~~ **29 August 2024**.

Attachments:

1. **Proposed Amended Plans**
2. **Originally (Court) Approved Plans**

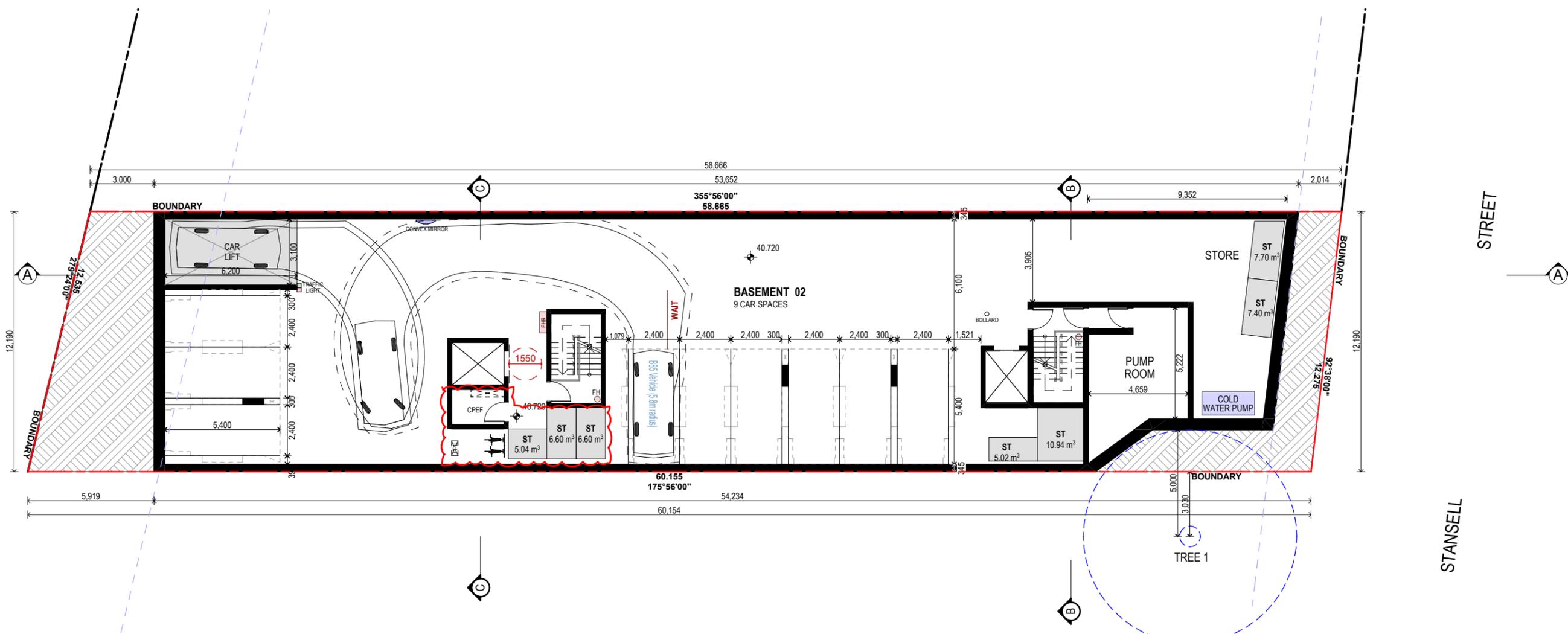
Report prepared by:

Shannon Butler
Senior Town Planner

Report approved by:

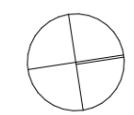
Holly Charalambous
Senior Coordinator Development Assessment

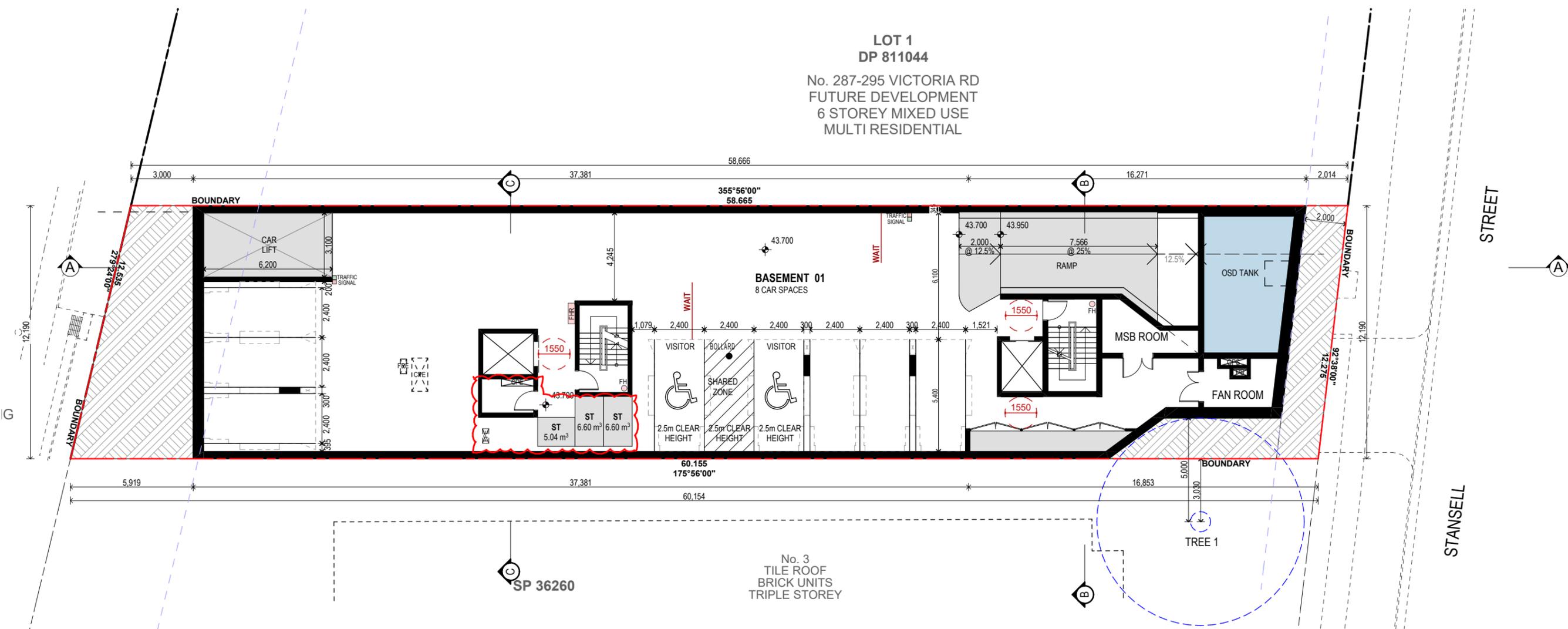
Sohail Faridy
Acting Manager Development Assessment



BASEMENT 02
SCALE 1:200

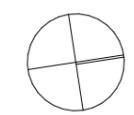
SCHEDULE OF AMENDMENTS
 - ADDITION OF CARPARK EXHAUST FAN ROOM
 - FPE RELOCATED





BASEMENT 01
SCALE 1:200

SCHEDULE OF AMENDMENTS
 - ADDITION OF CARPARK EXHAUST FAN ROOM
 - FPE RELOCATED
 - STORAGE CAGES AND BICYCLES RELOCATED

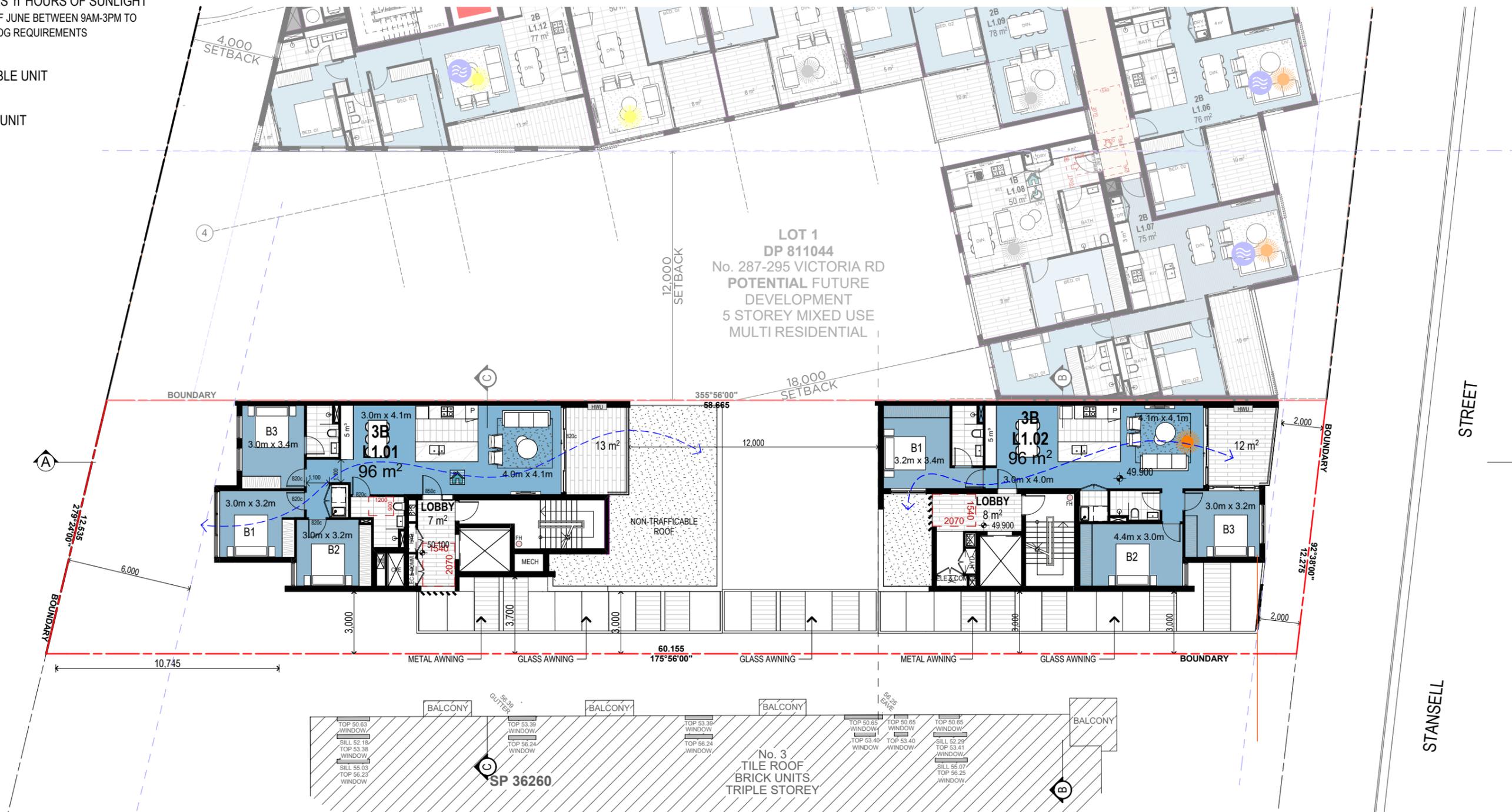


 NATURALLY CROSS VENTILATED
SATISFIES ADG REQUIREMENTS

 ACHIEVES 'n' HOURS OF SUNLIGHT
ON 21ST OF JUNE BETWEEN 9AM-3PM TO
SATISFY ADG REQUIREMENTS

 ADAPTABLE UNIT

 LIVABLE UNIT



LEVEL 01
SCALE 1:200

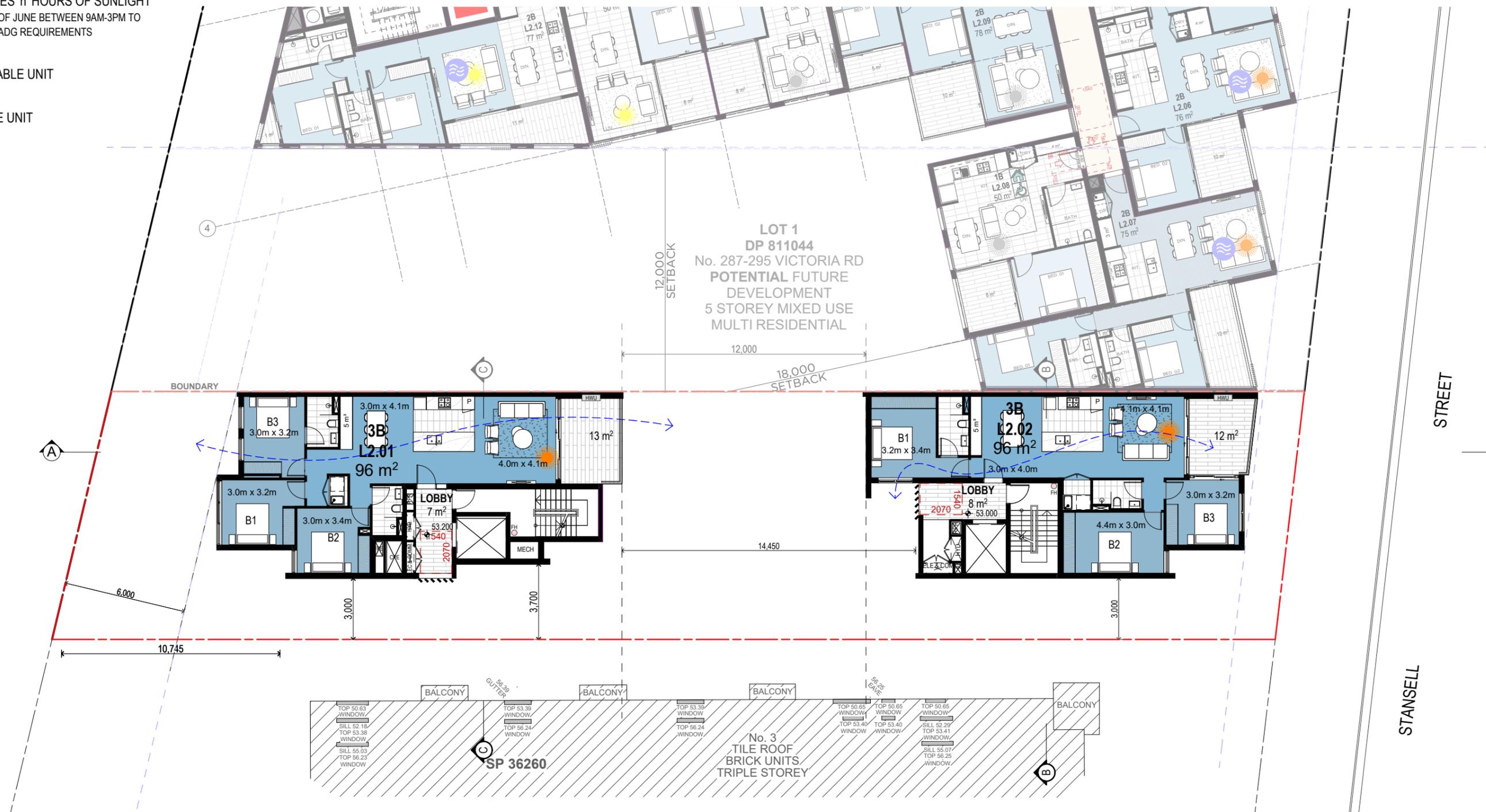


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 ADAPTABLE UNIT

 LIVABLE UNIT



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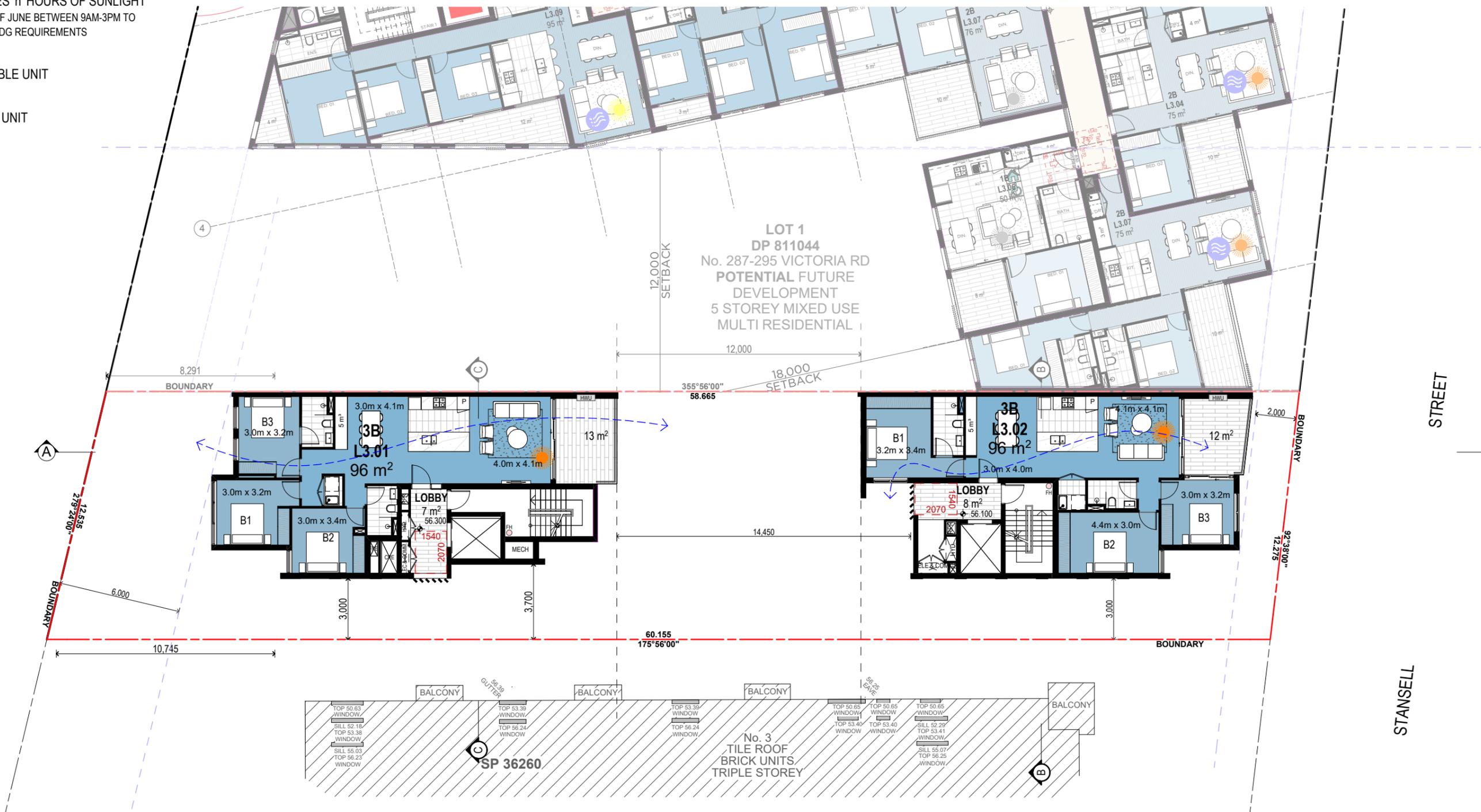


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ACHIEVES 'n' HOURS OF SUNLIGHT
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SATISFY ADG REQUIREMENTS

ADAPTABLE UNIT

LIVABLE UNIT



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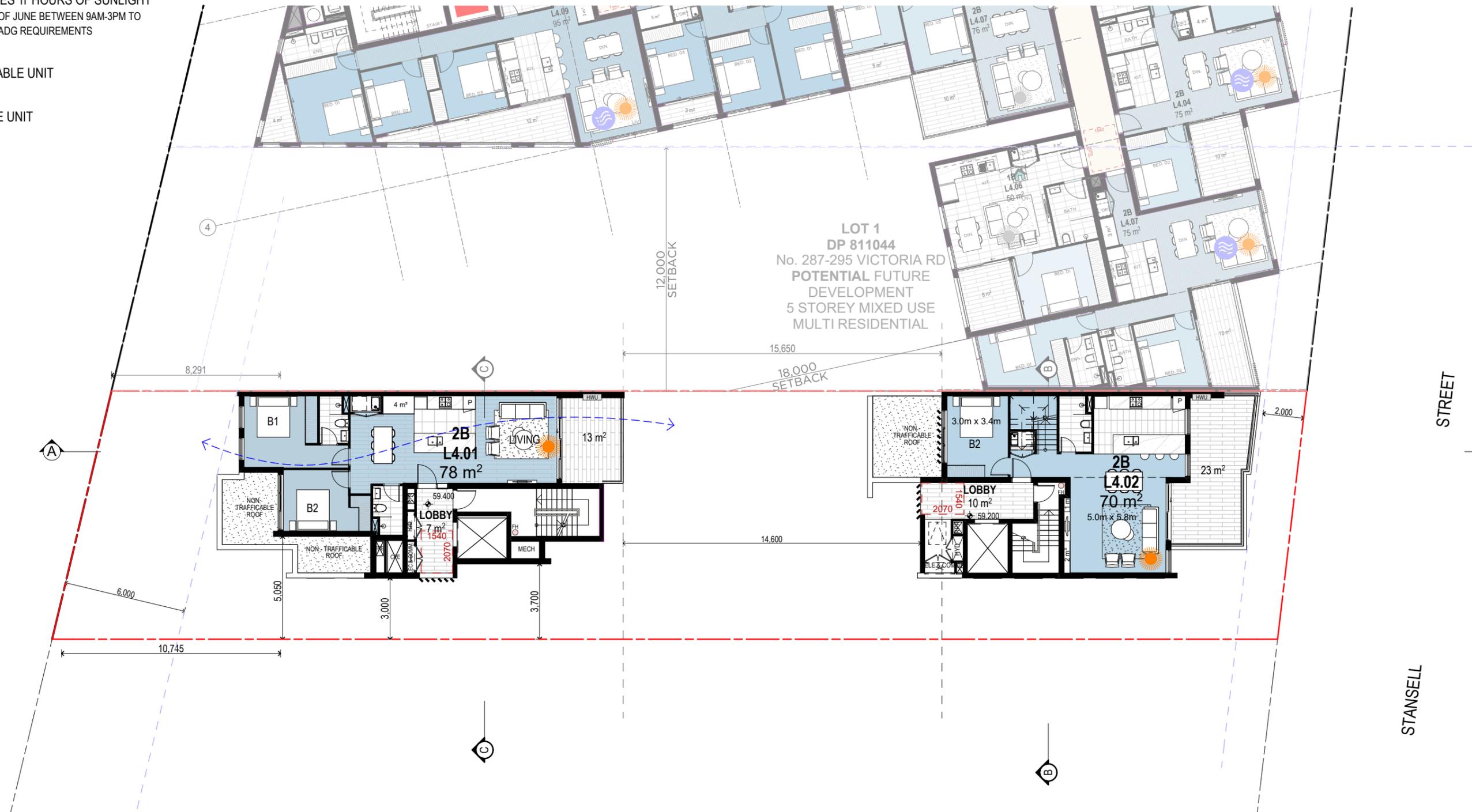


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SATISFIES ADG REQUIREMENTS

 ACHIEVES 'n' HOURS OF SUNLIGHT
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SATISFY ADG REQUIREMENTS

 ADAPTABLE UNIT

 LIVABLE UNIT



LEVEL 04
SCALE 1:200





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ADAPTABLE UNIT

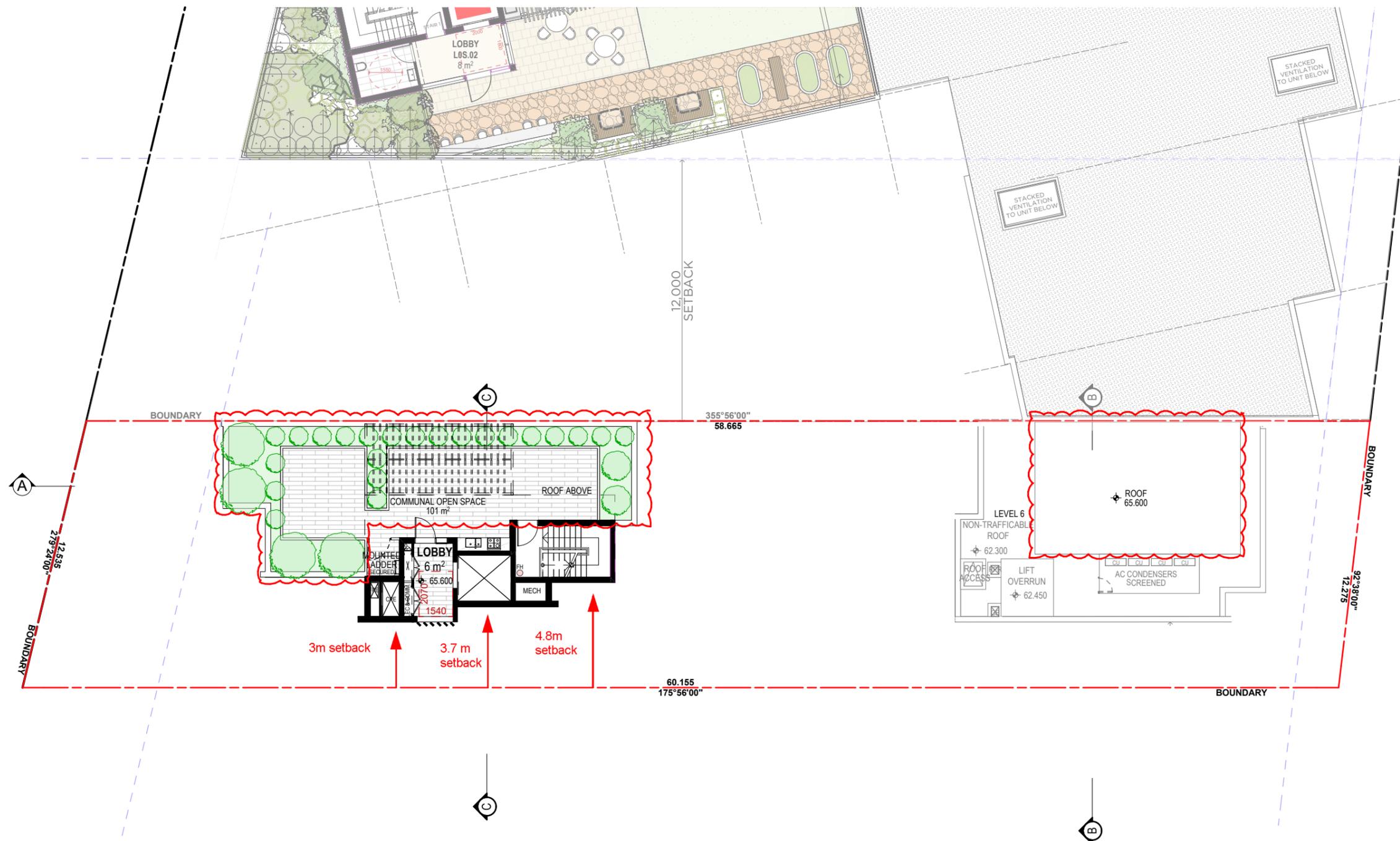
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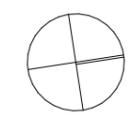
SCHEDULE OF AMENDMENTS
- L5 COS RELOCATED TO L6 TO ACCOMMODATE A 2 STOREY WALK-UP FOR THE UNIT L4.02



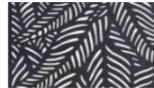


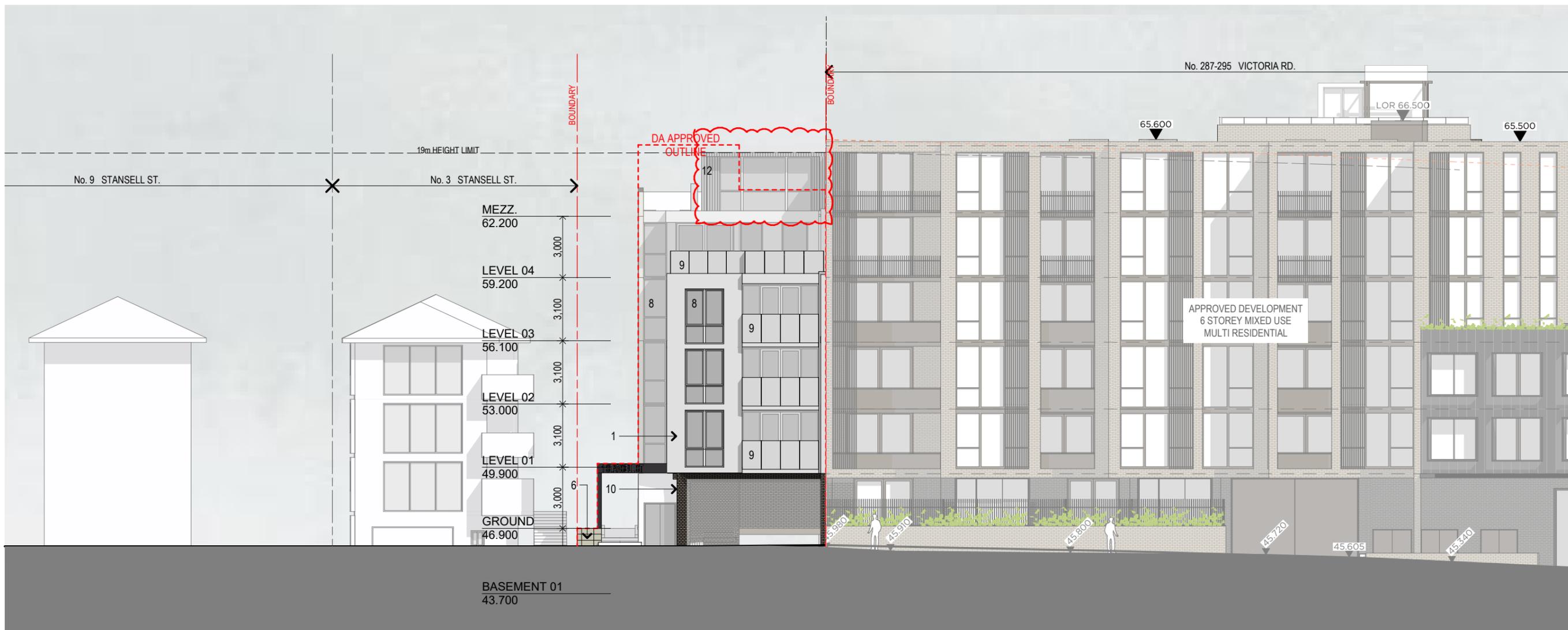
LEVEL 06 - C.O.S.
SCALE 1:200

SCHEDULE OF AMENDMENTS
 - ADDITION OF COMMUNAL OPEN SPACE
 - ADJUSTMENT OF SERVICES
 - ADDITION OF LIGHTWEIGHT PERGOLA AND PLANTERS





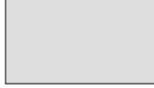
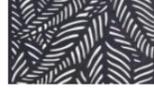
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	2 - DULUX - BEIGE KIND OR SIMILAR		5 - DULUX WATER ROCK OR SIMILAR		8 - GLASS		11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL
	3 - DULUX STONE MONUMENT OR SIMILAR		6 - SANDSTONE TILES		9 - FRAMELESS GLASS BALUSTRADE		12- COLORBOND STEEL WINDSPRAY - PROFILE LYSAGHT DOMINION FROM ZENITH RANGE

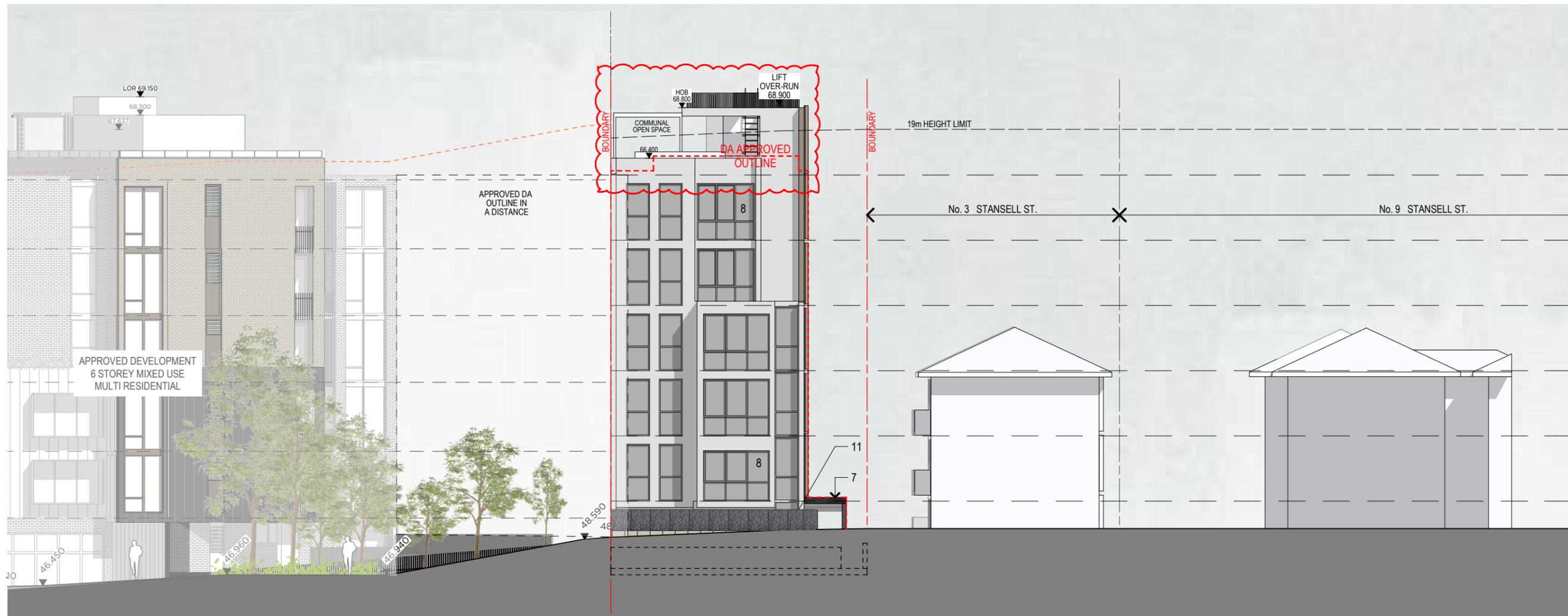


NORTH ELEVATION (STANSELL ST.)
SCALE 1:200

SCHEDULE OF AMENDMENTS
 - UNIT L4.02 REDESIGNED TO A 2 STOREY WALK-UP.
 - C.U. UNITS AWAY FROM THE EDGE



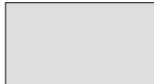
- | | | | | | | | |
|---|-------------------------------------|---|--------------------------------------|---|--------------------------------|---|--|
|  | 1 - CONCRETE, OFF FORM |  | 4 - DULUX WHITE DUCK HALF OR SIMILAR |  | 7 - POWDER COAT FINISH |  | 10- AUSTRAL BRICKS URBAN - PEPPER OR SIMILAR |
|  | 2 - DULUX - BEIGE KIND OR SIMILAR |  | 5 - DULUX WATER ROCK OR SIMILAR |  | 8 - GLASS |  | 11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL |
|  | 3 - DULUX STONE MONUMENT OR SIMILAR |  | 6 - SANDSTONE TILES |  | 9 - FRAMELESS GLASS BALUSTRADE |  | 12- COLORBOND STEEL WINDSPRAY - PROFILE LYSAGHT DOMINION FROM ZENITH RANGE |

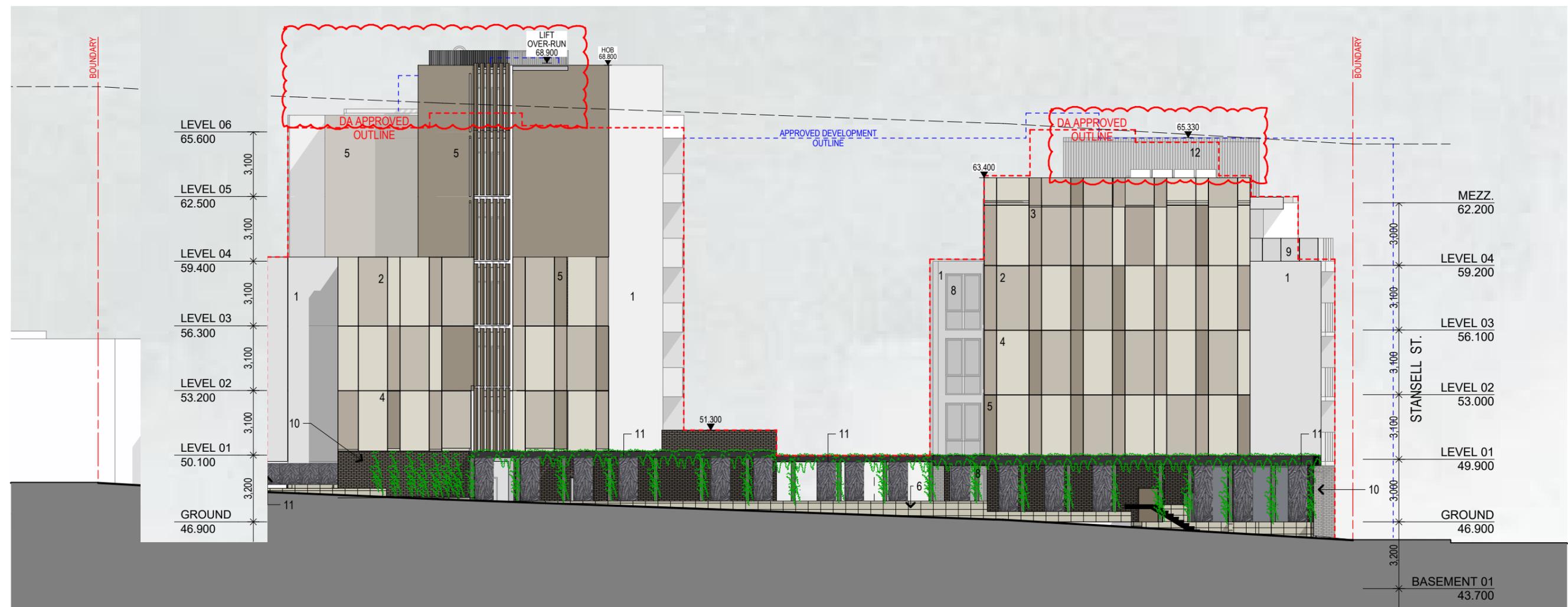


SOUTH ELEVATION
SCALE 1:200

SCHEDULE OF AMENDMENTS
- C.O.S. RELOCATED TO L6



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	2 - DULUX - BEIGE KIND OR SIMILAR		5 - DULUX WATER ROCK OR SIMILAR		8 - GLASS		11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL
	3 - DULUX STONE MONUMENT OR SIMILAR		6 - SANDSTONE TILES		9 - FRAMELESS GLASS BALUSTRADE		12- COLORBOND STEEL WINDSPRAY - PROFILE LYSAGHT DOMINION FROM ZENITH RANGE



EAST ELEVATION
SCALE 1:200

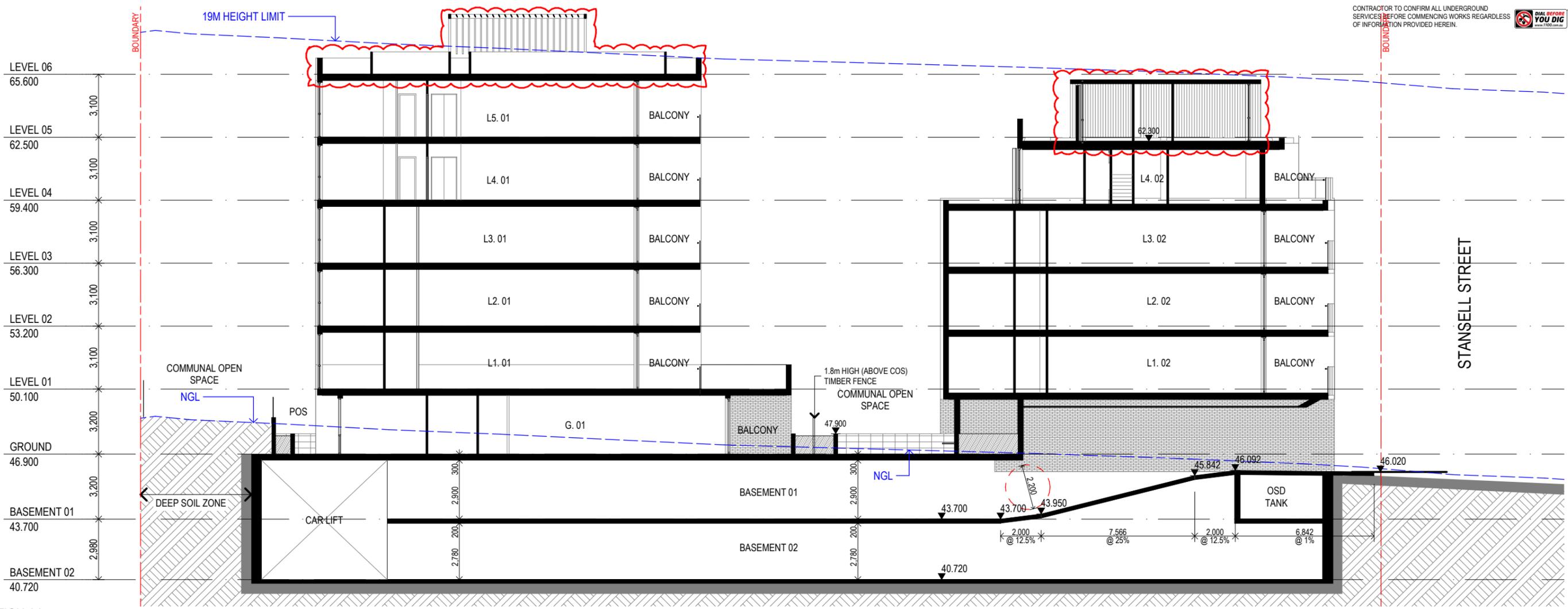
SCHEDULE OF AMENDMENTS
 - UNIT L4.02 REDESIGNED TO A 2 STOREY WALK-UP.
 - C.U. UNITS AWAY FROM THE EDGE
 - C.O.S. RELOCATED TO LEVEL 6

	1 - CONCRETE, OFF FORM		4 - DULUX WHITE DUCK HALF OR SIMILAR		7 - POWDER COAT FINISH		10- AUSTRAL BRICKS URBAN - PEPPER OR SIMILAR
	2 - DULUX - BEIGE KIND OR SIMILAR		5 - DULUX WATER ROCK OR SIMILAR		8 - GLASS		11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL
	3 - DULUX STONE MONUMENT OR SIMILAR		6 - SANDSTONE TILES		9 - FRAMELESS GLASS BALUSTRADE		12- COLORBOND STEEL WINDSPRAY - PROFILE LYSAGHT DOMINION FROM ZENITH RANGE

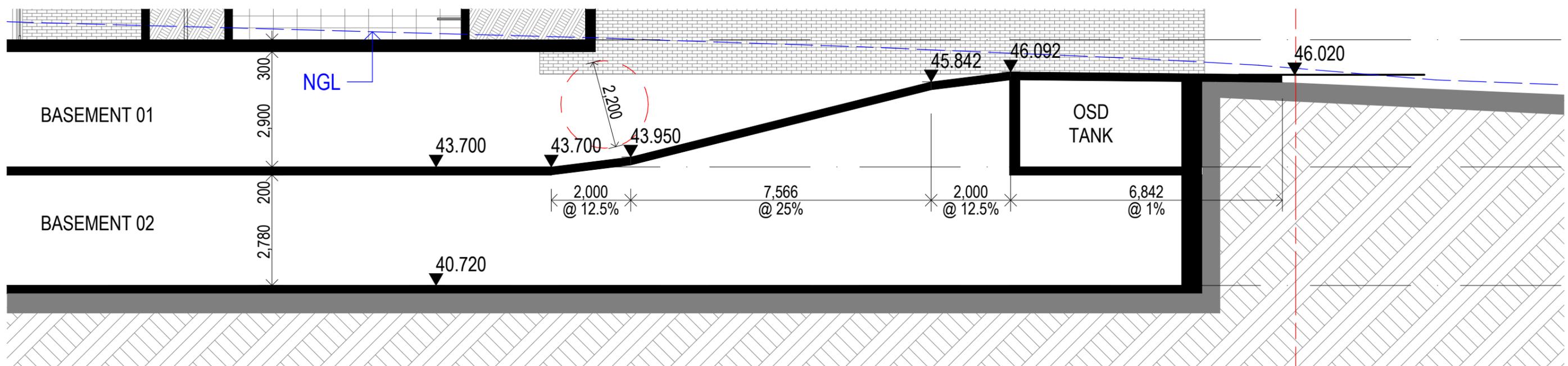


WEST ELEVATION
SCALE 1:200

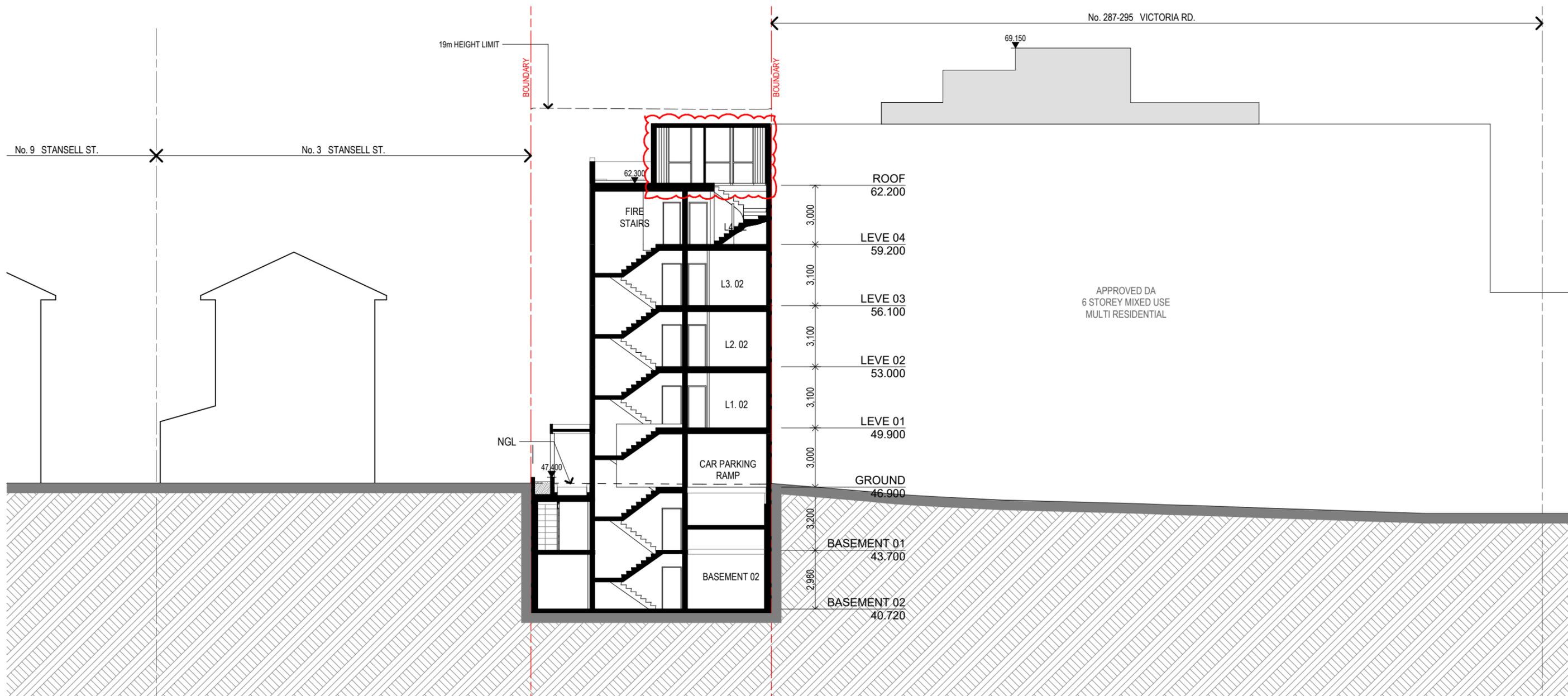
SCHEDULE OF AMENDMENTS
 - UNIT L4.02 REDESIGNED TO A 2 STOREY WALK-UP.
 - C.U. UNITS AWAY FROM THE EDGE
 - C.O.S. RELOCATED TO LEVEL 6



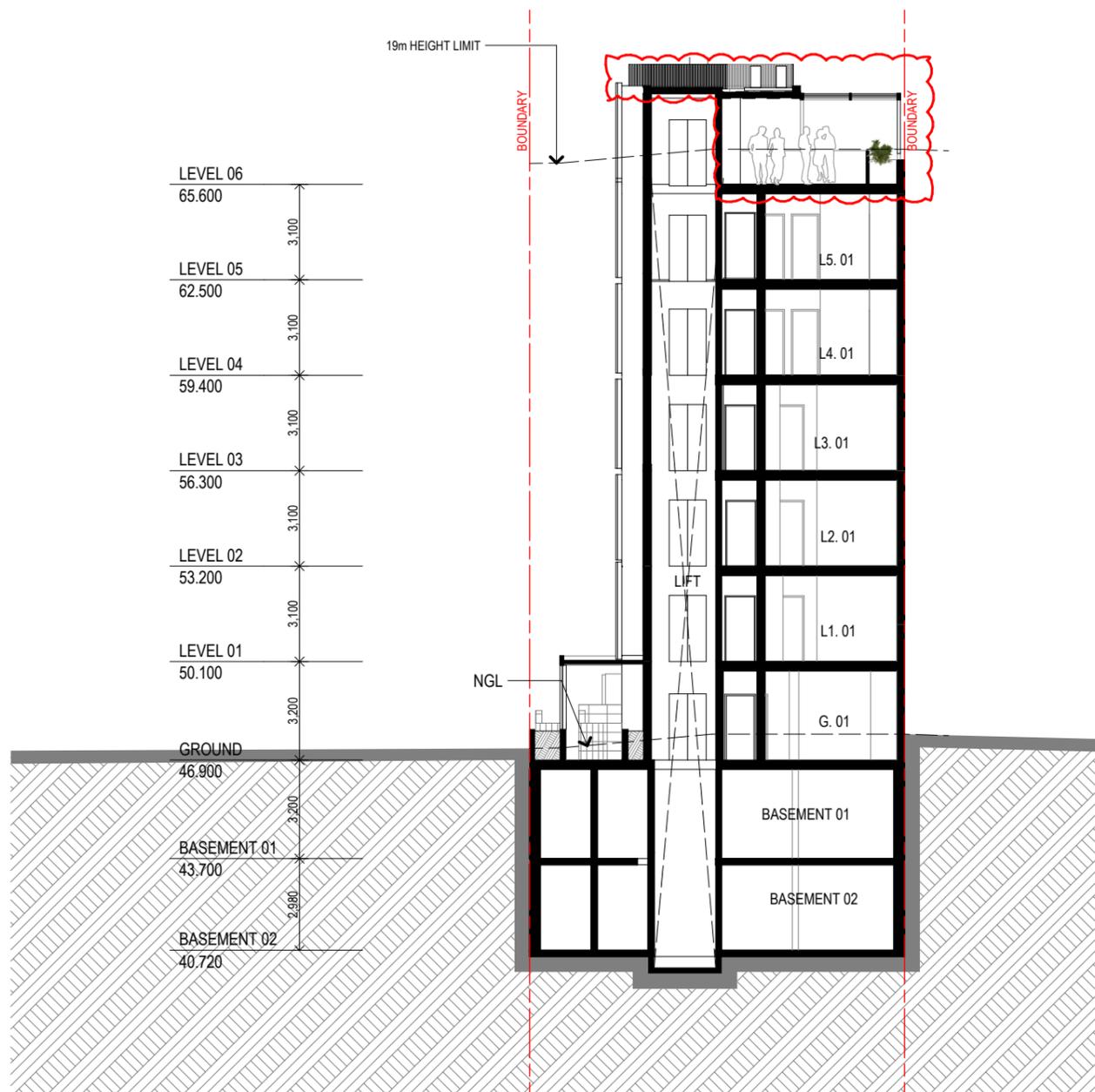
SECTION AA
SCALE 1:200



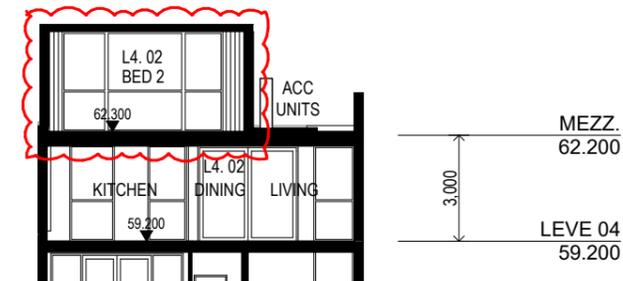
RAMP SECTION
SCALE 1:100



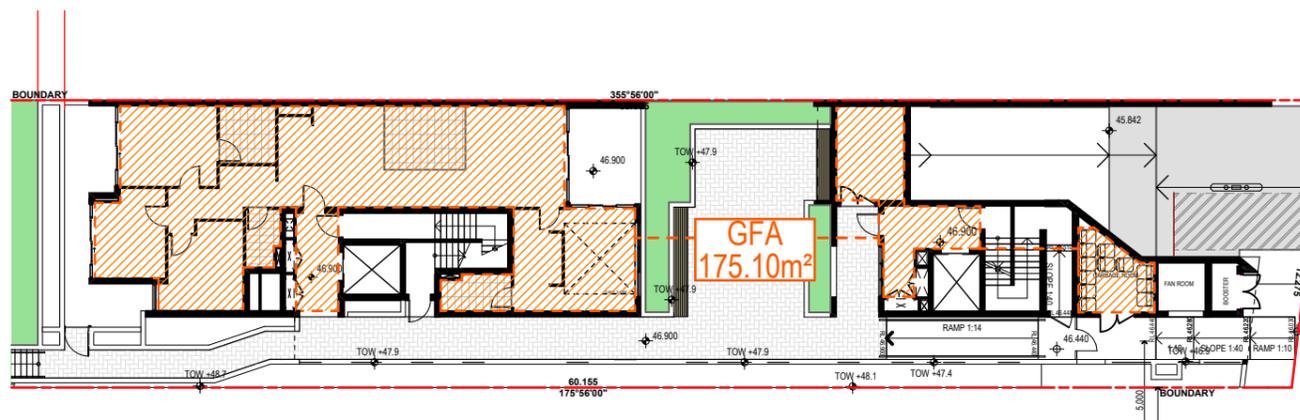
SECTION AA
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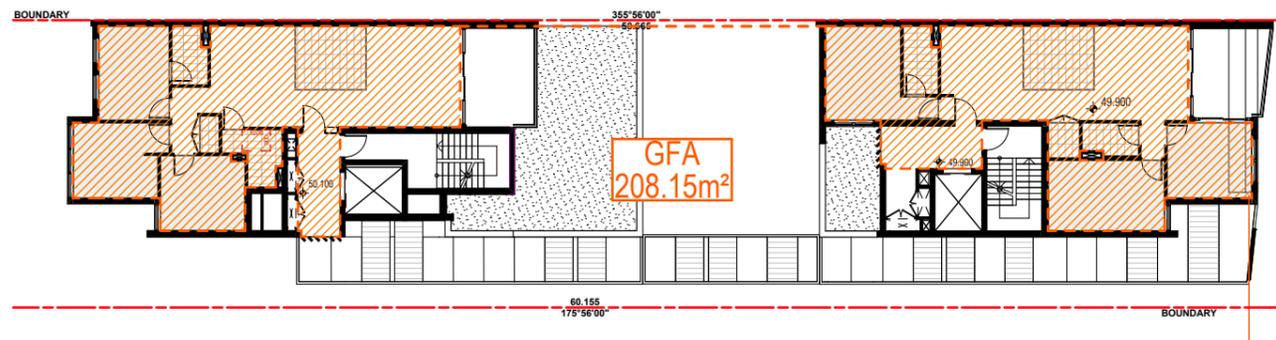
SECTION CC
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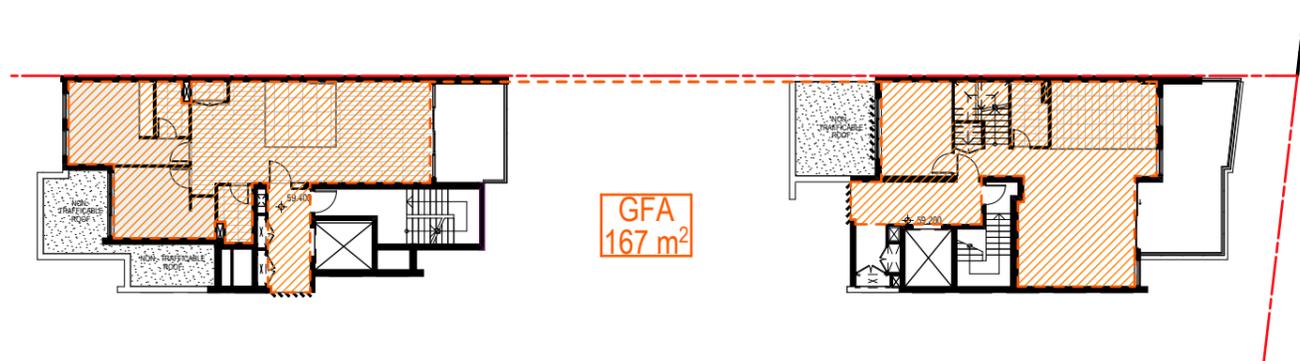
SECTION DD
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:300



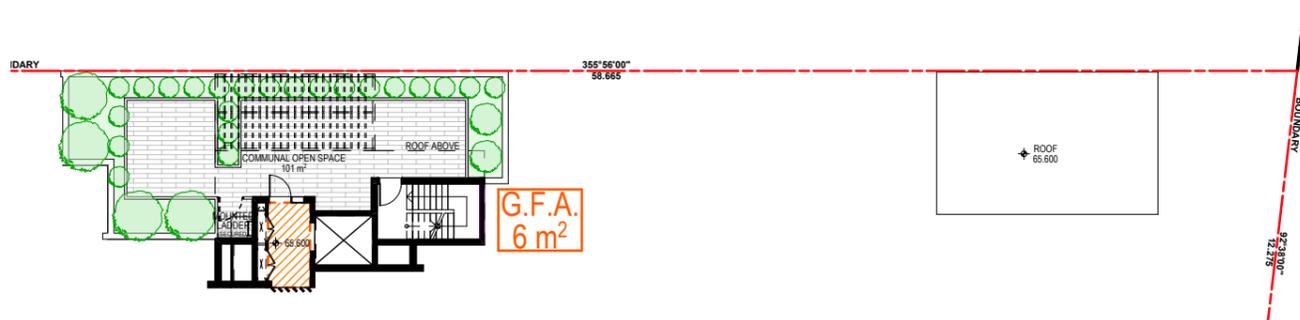
LEVEL 01-03
SCALE 1:300



LEVEL 04
SCALE 1:300



LEVEL 05
SCALE 1:300



LEVEL 06
SCALE 1:300

Summary

SITE AREA

724.20 m2

GFA

1,119.55 m2

inc 2 extra cars

FSR

1.55 : 1

Compliance

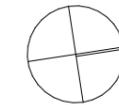
CONTROL	REQUIREMENT	PROPOSED	COMPLIE
Floor Space Ratio	2.70 : 1 MAX	1.55 : 1	✓
Gross Floor Area	1,955.34 m2 MAX	1,119.55 m2	✓

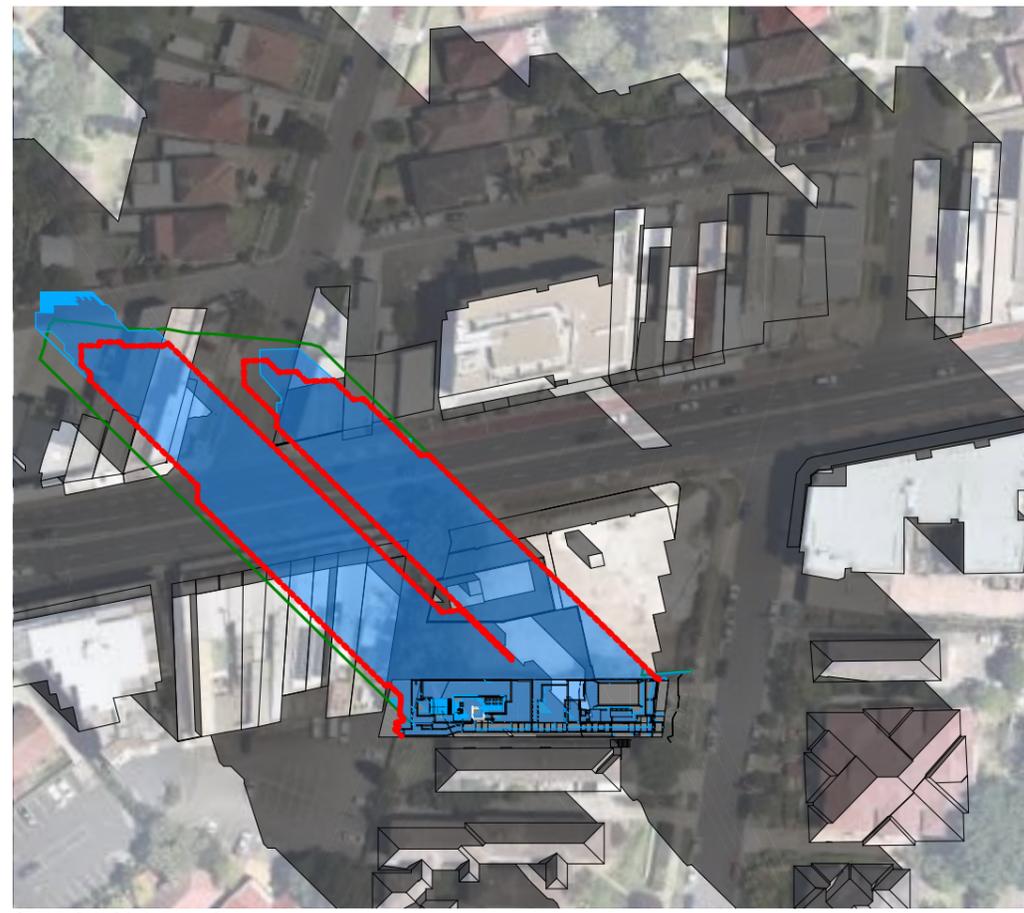
Detailed Calculations

GROSS FLOOR AREA

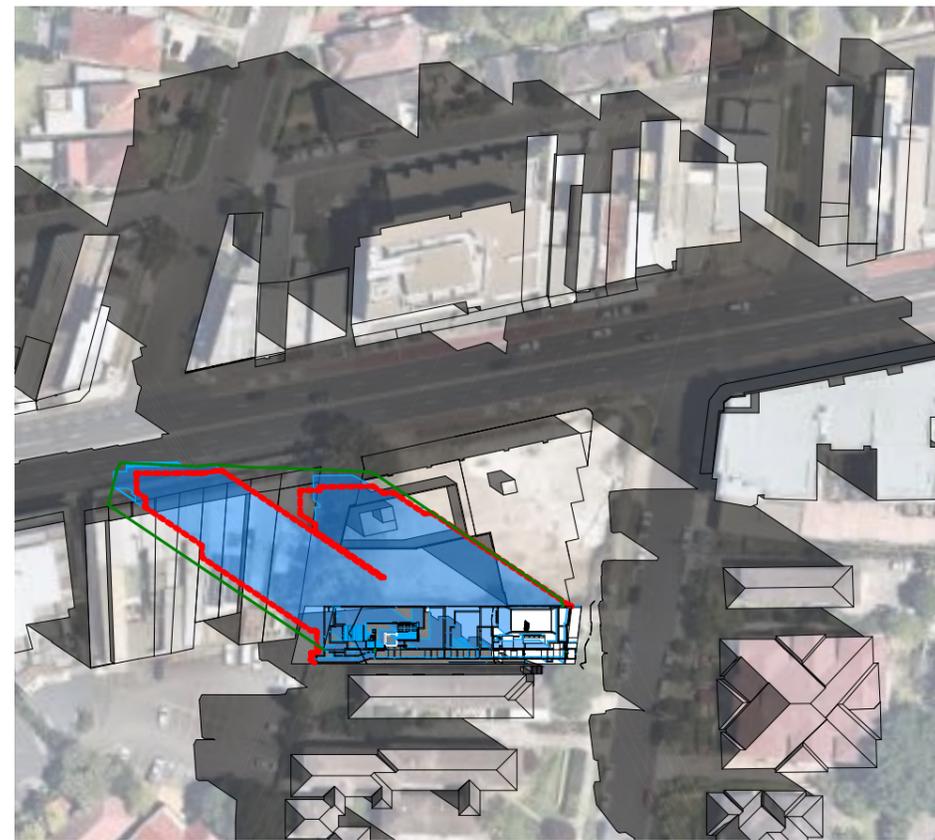
	Commercial	Retail	Café / Restaurant	Serviced Apartments	Residential
Basement 2					26.00 m2
Basement 1					
Ground					175.10 m2
Level 1					208.15 m2
Level 2					208.15 m2
Level 3					208.15 m2
Level 4					167.00 m2
Level 5					121.00 m2
Level 6					6.00 m2
	0.00 m2	0.00 m2	0.00 m2	0.00 m2	1,119.55 m2
					<i>Total</i> 1,119.55 m2

SCHEDULE OF AMENDMENTS
- GFA AMENDED ON LEVEL 4,5&6



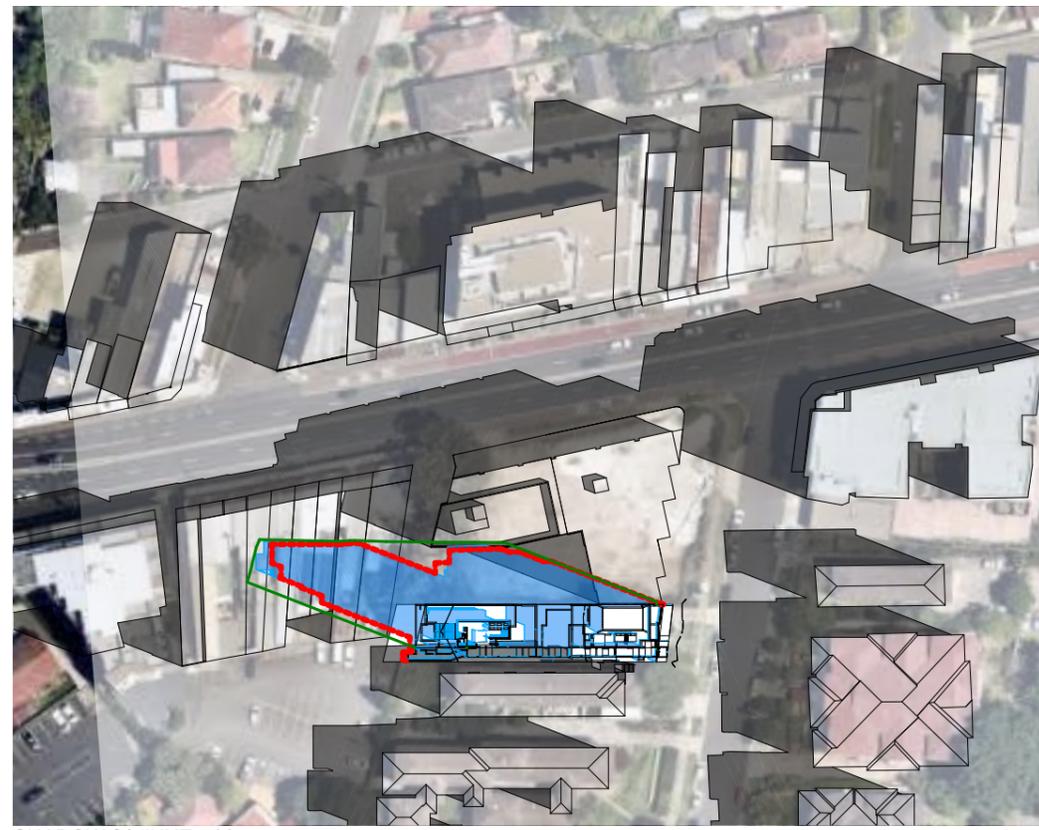


SHADOW 21 JUNE - 9am
SCALE 1:1500



SHADOW 21 JUNE - 10am
SCALE 1:1500

-  EXISTING SHADOW
-  PROPOSED SHADOW
-  BUILDING ENVELOPE SHADOW
-  APPROVED DA SHADOW OUTLINE



SHADOW 21 JUNE - 11am
SCALE 1:1500





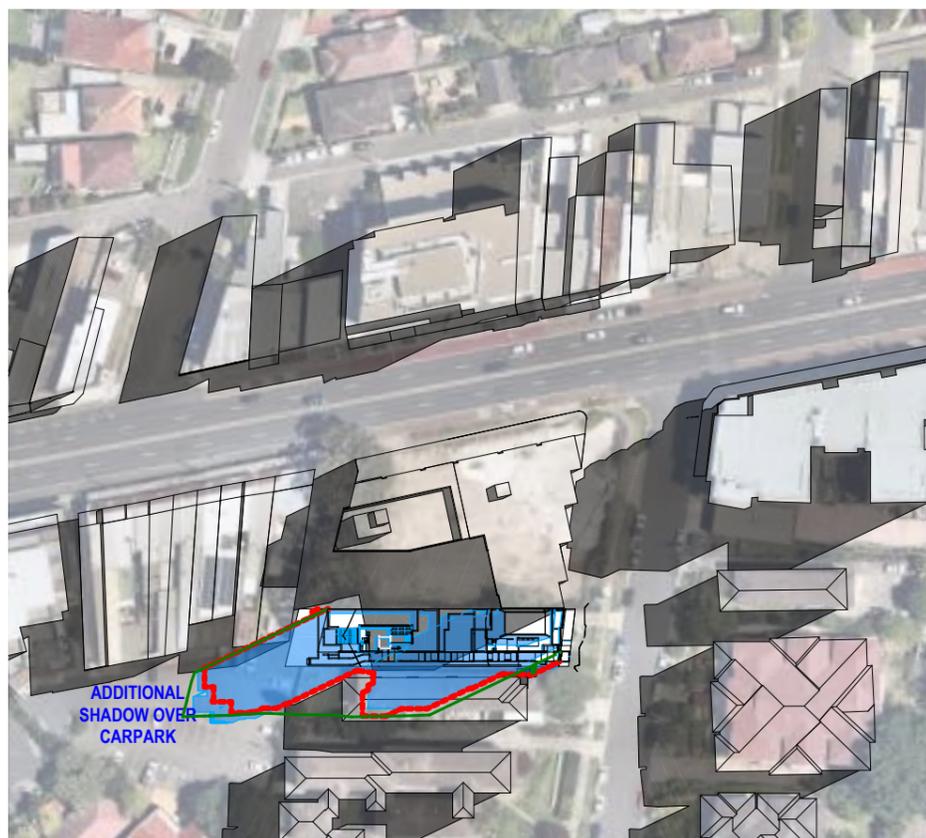
SHADOW 21 JUNE - 12pm

SCALE 1:1500



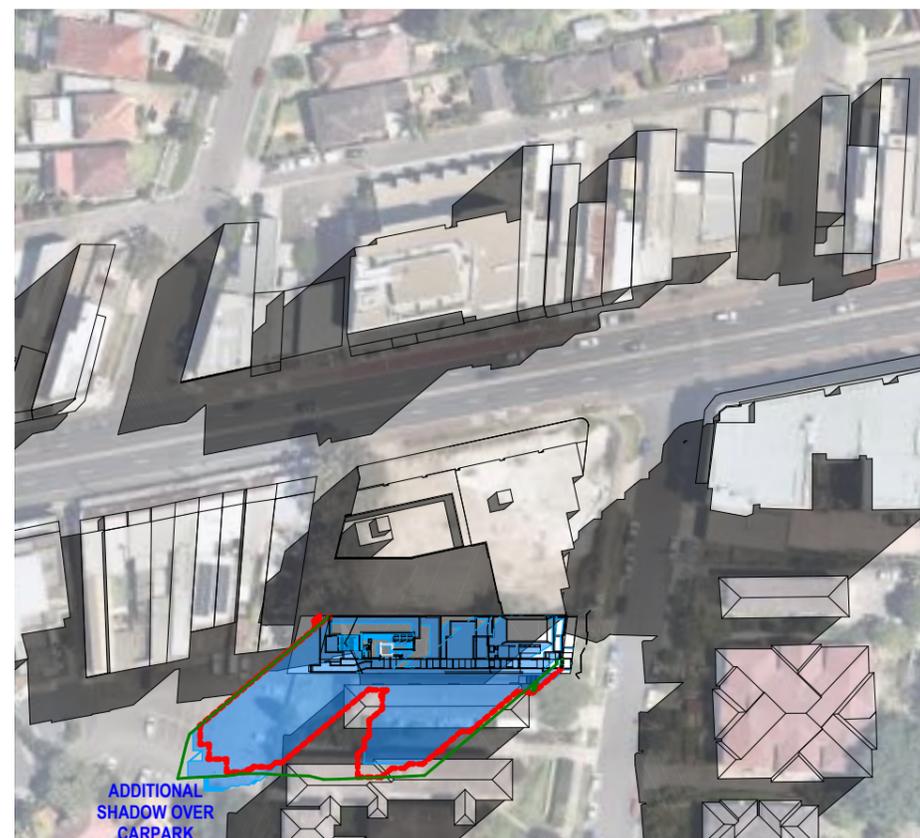
SHADOW 21 JUNE - 1pm

SCALE 1:1500



SHADOW 21 JUNE - 2pm

SCALE 1:1500



SHADOW 21 JUNE - 3pm

SCALE 1:1500

- EXISTING SHADOW
- PROPOSED SHADOW
- BUILDING ENVELOPE SHADOW
- APPROVED DA SHADOW OUTLINE



Solar Access Tally at 30 minute intervals
1 STANSELL STREET

Infill orange cells using drop down menu options only:
Y = in sunlight
N = not in sunlight
H = min. 15 mins sunlight to habitable room only

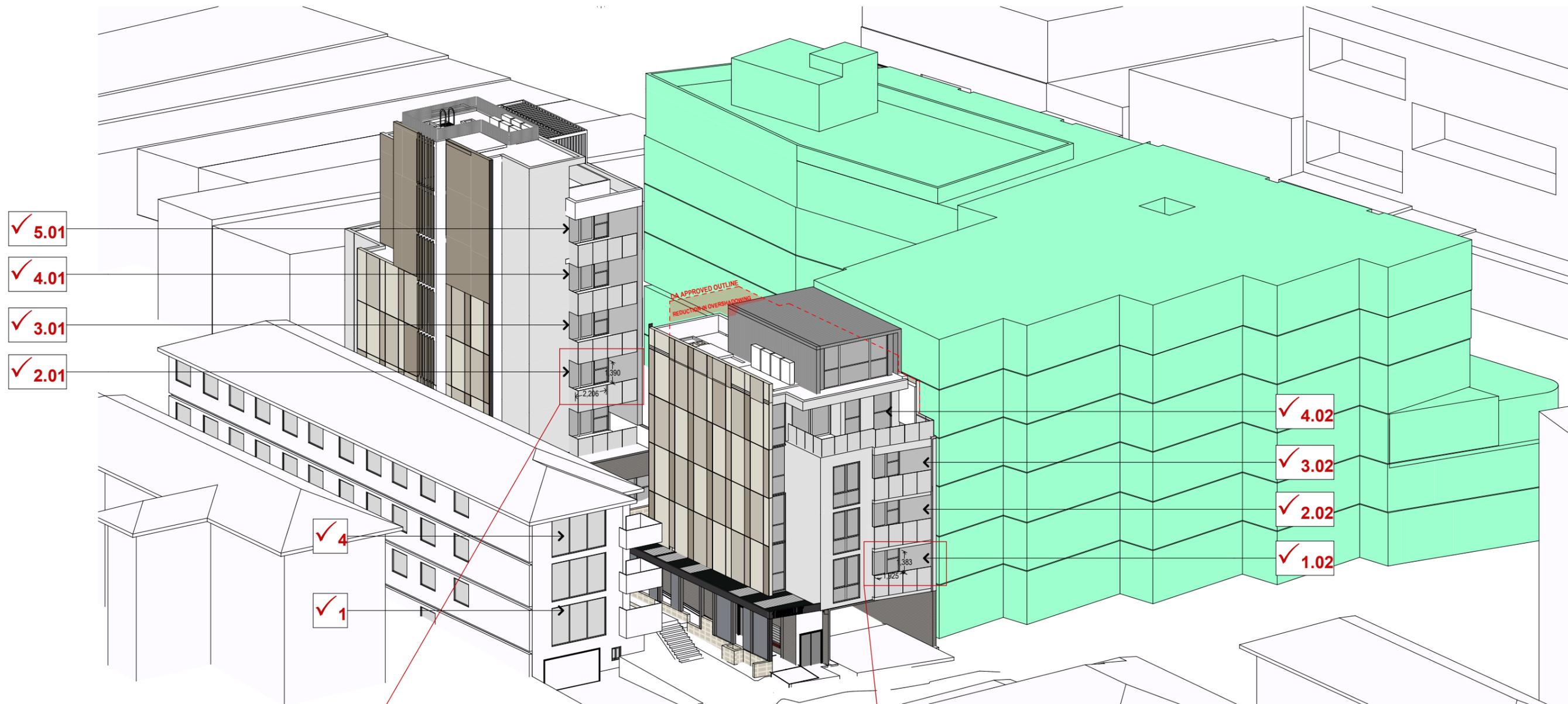
No. of Apt	Floor Level (Living)	Unique Apt ID	Room Name	Time Intervals																								LIVING & P.O.S.		HABITABLE		Cross Ventilated
				9:00		9:30		10:00		10:30		11:00		11:30		12:00		12:30		1:00		1:30		2:00		2:30		3:00	Hours	≥ 2 hours Sun	Hours	
1	Gr Fl.	G.01	LIVING	Y	0	H	0	H	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	0	X	1	X	✓
			P.O.S	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	0				
2	L1	L1.01	LIVING	Y	0.5	Y	0	H	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0.5	X	1	X	✓	
			P.O.S	Y	0.5	Y	0	H	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0	N	0.5					
3	L1	L1.02	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	✓	6	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					
4	L2	L2.01	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	5.5	✓	5.5	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					
5	L2	L2.02	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	✓	6	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					
6	L3	L3.01	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0	N	5.5	✓	5.5	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					
7	L3	L3.02	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	✓	6	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					
8	L4	L4.01	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0	N	5.5	✓	5.5	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					
9	L4	L4.02	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6	✓	6	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					
10	L5	L5.01	LIVING	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0	N	5.5	✓	5.5	X	✓	
			P.O.S	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	0.5	Y	6					

Total No. of Apts
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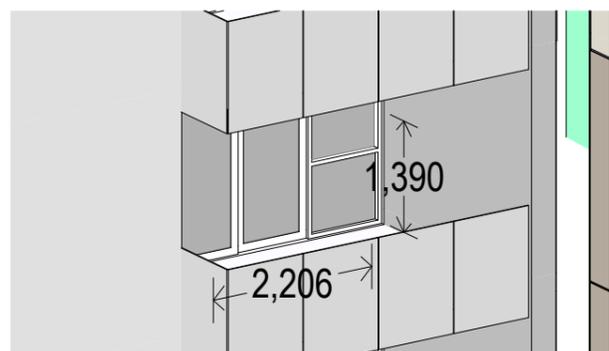
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<15min sunlight
0
0.0%

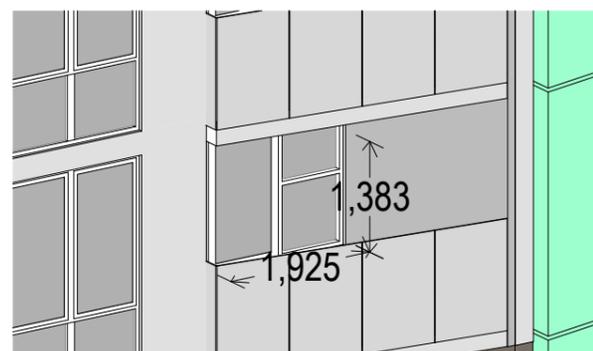
Cross Ventilated
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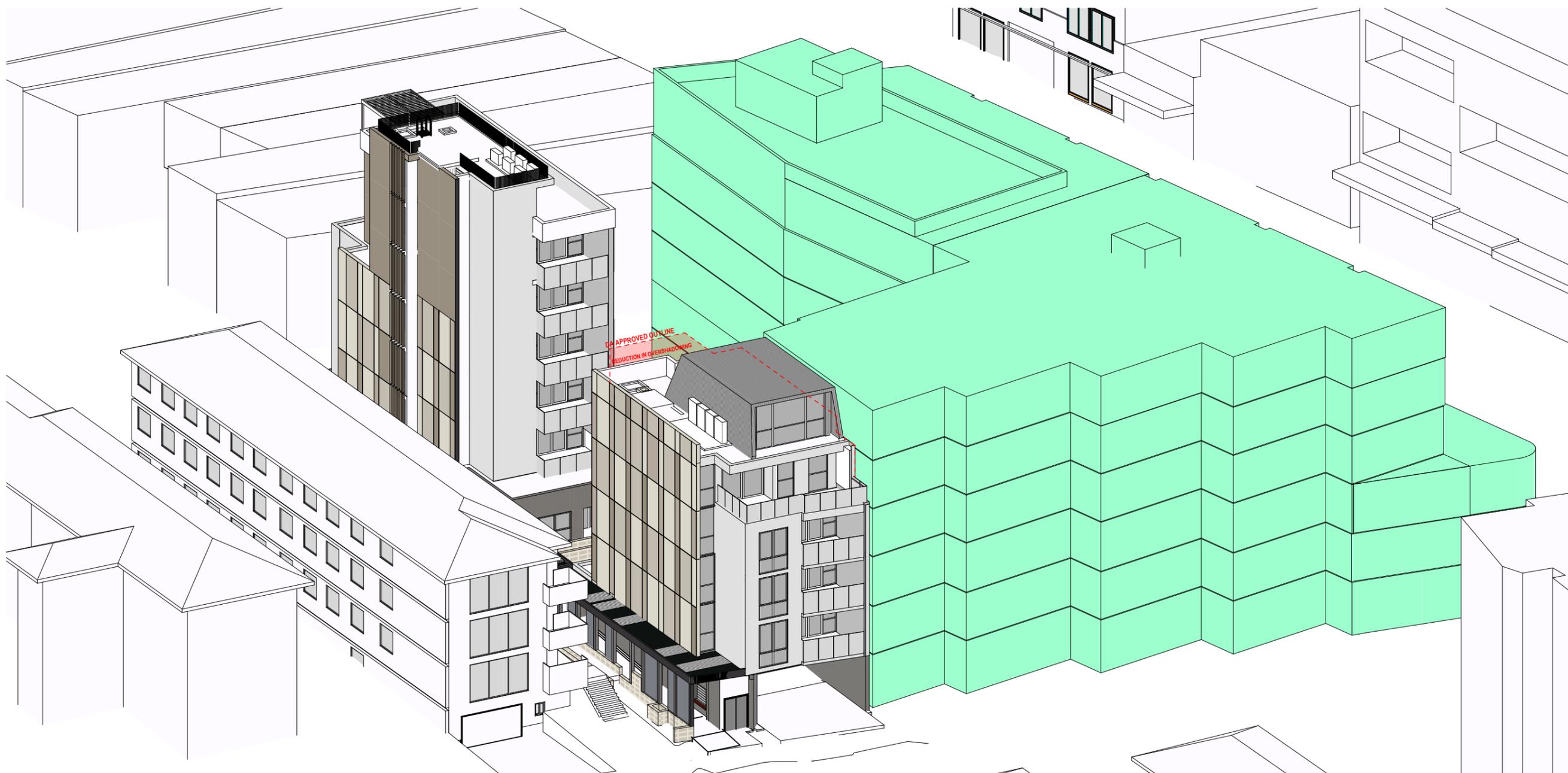
JUNE 21 - 9AM
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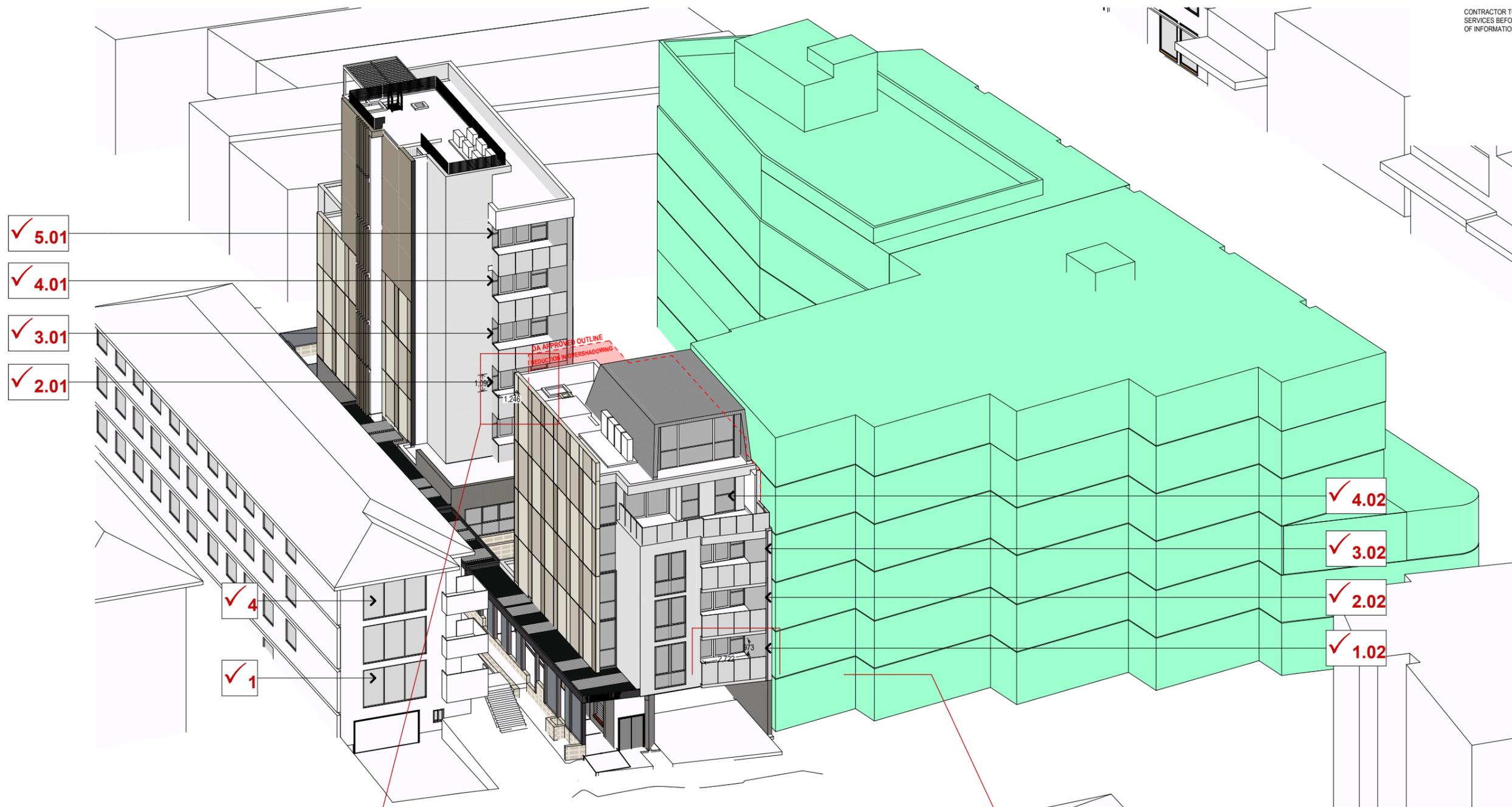
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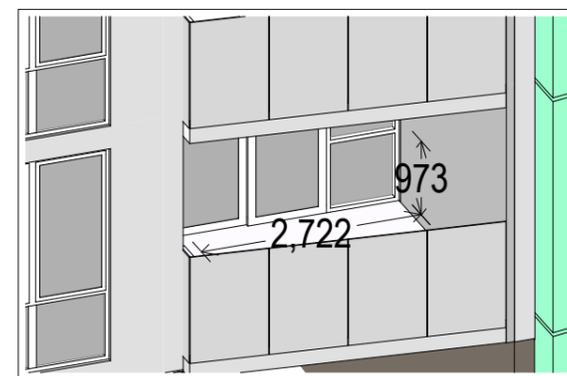
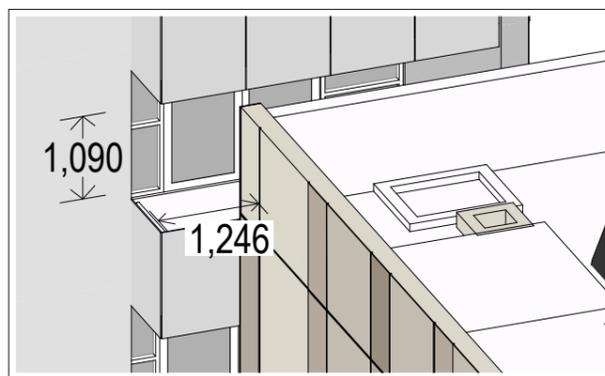
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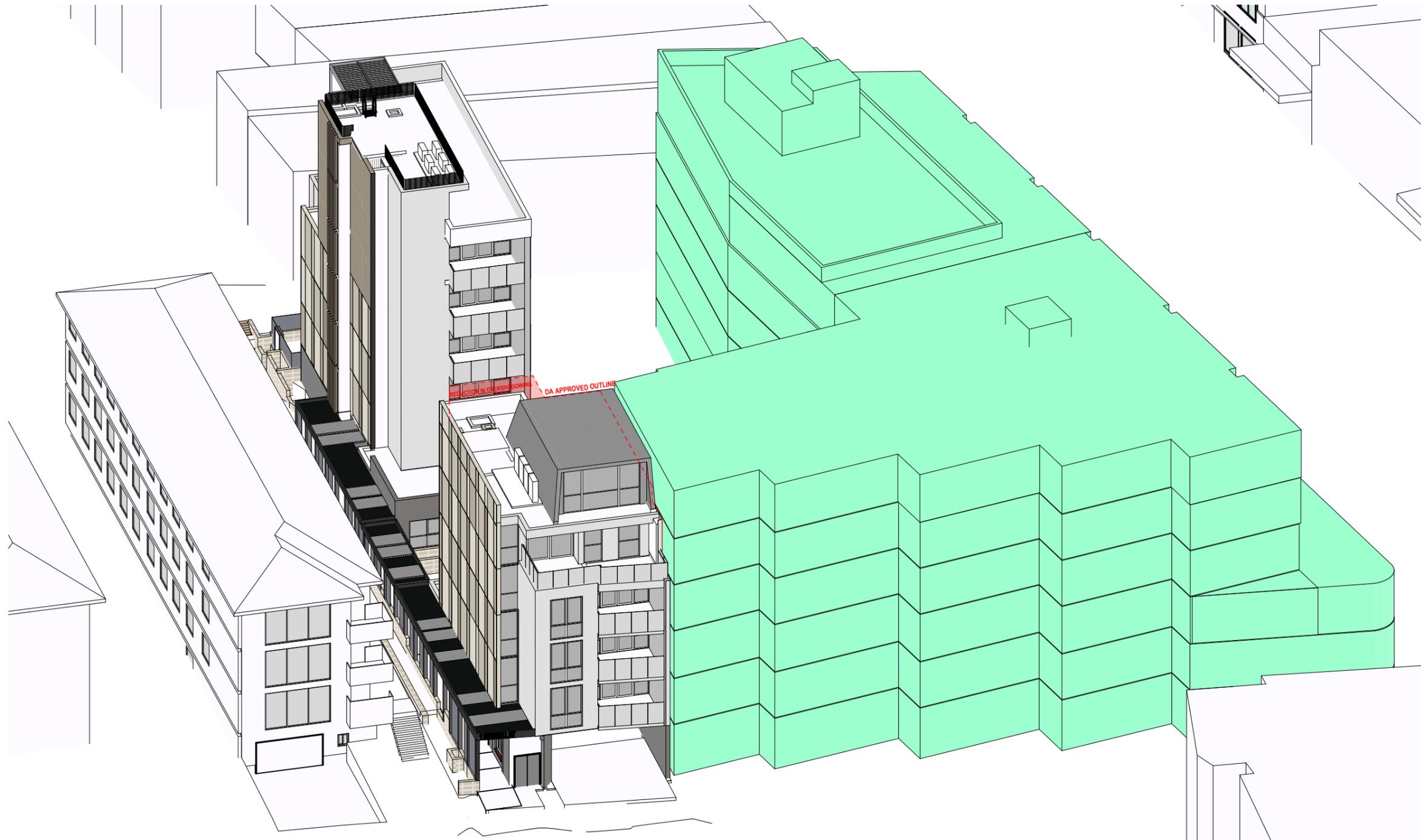


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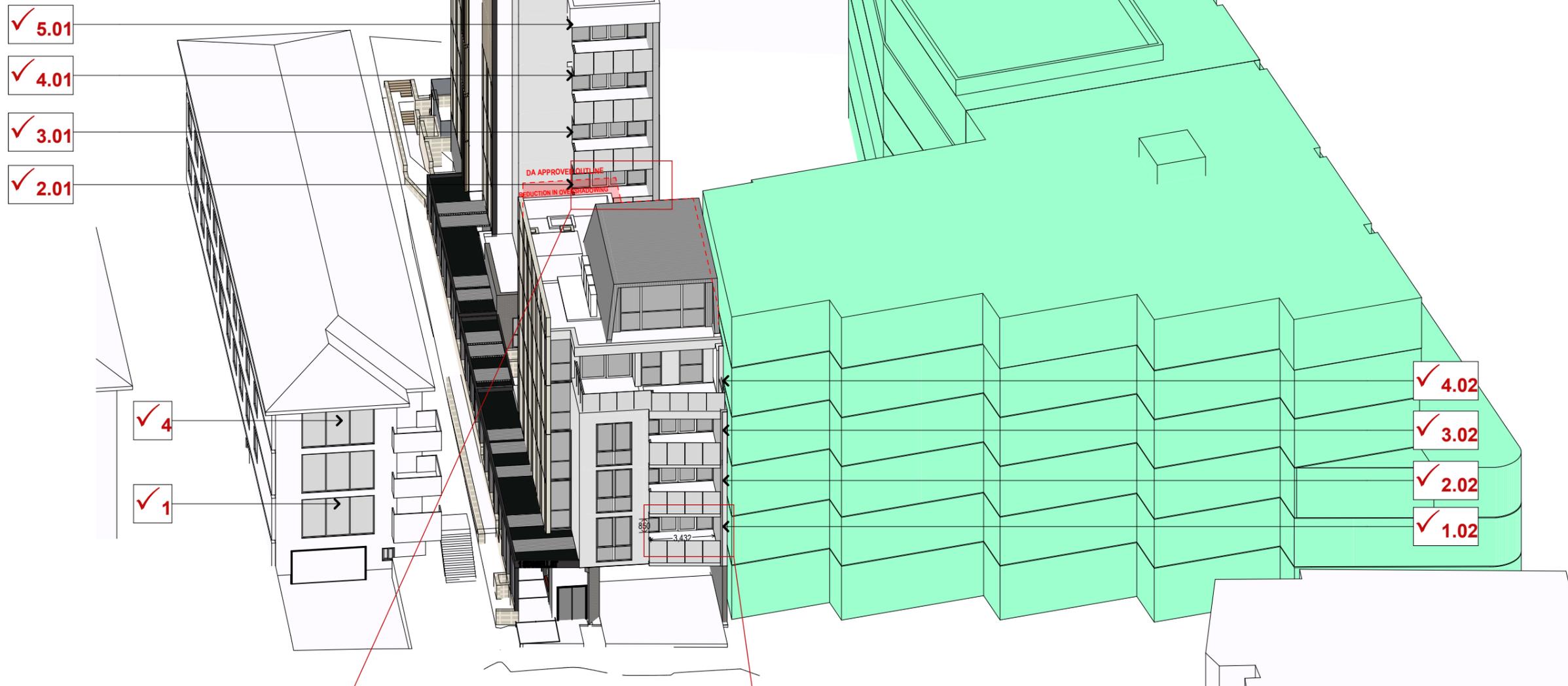


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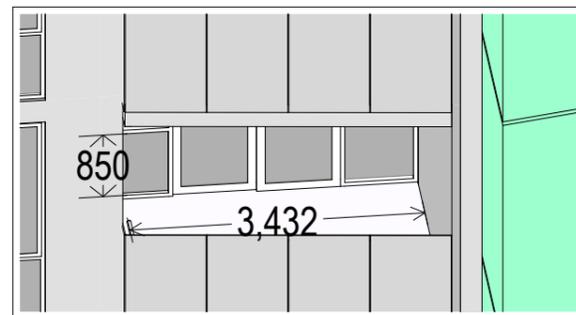
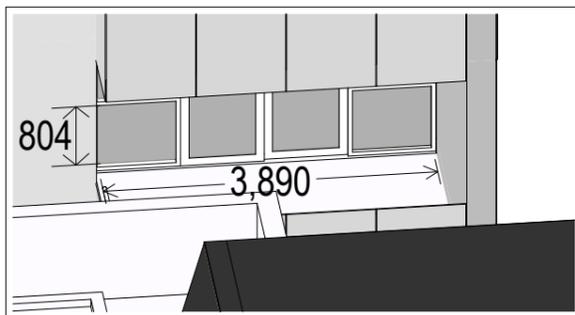




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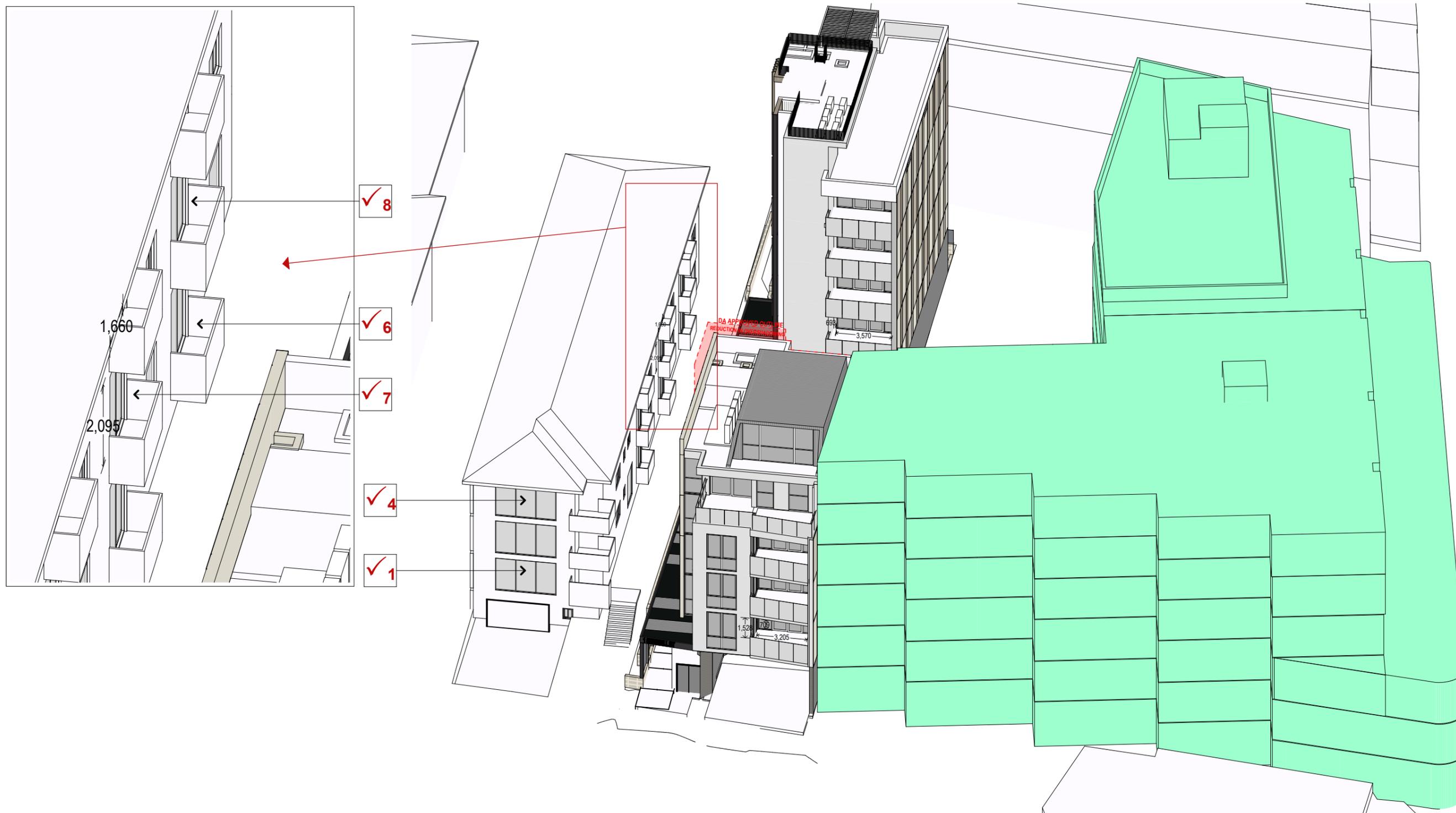
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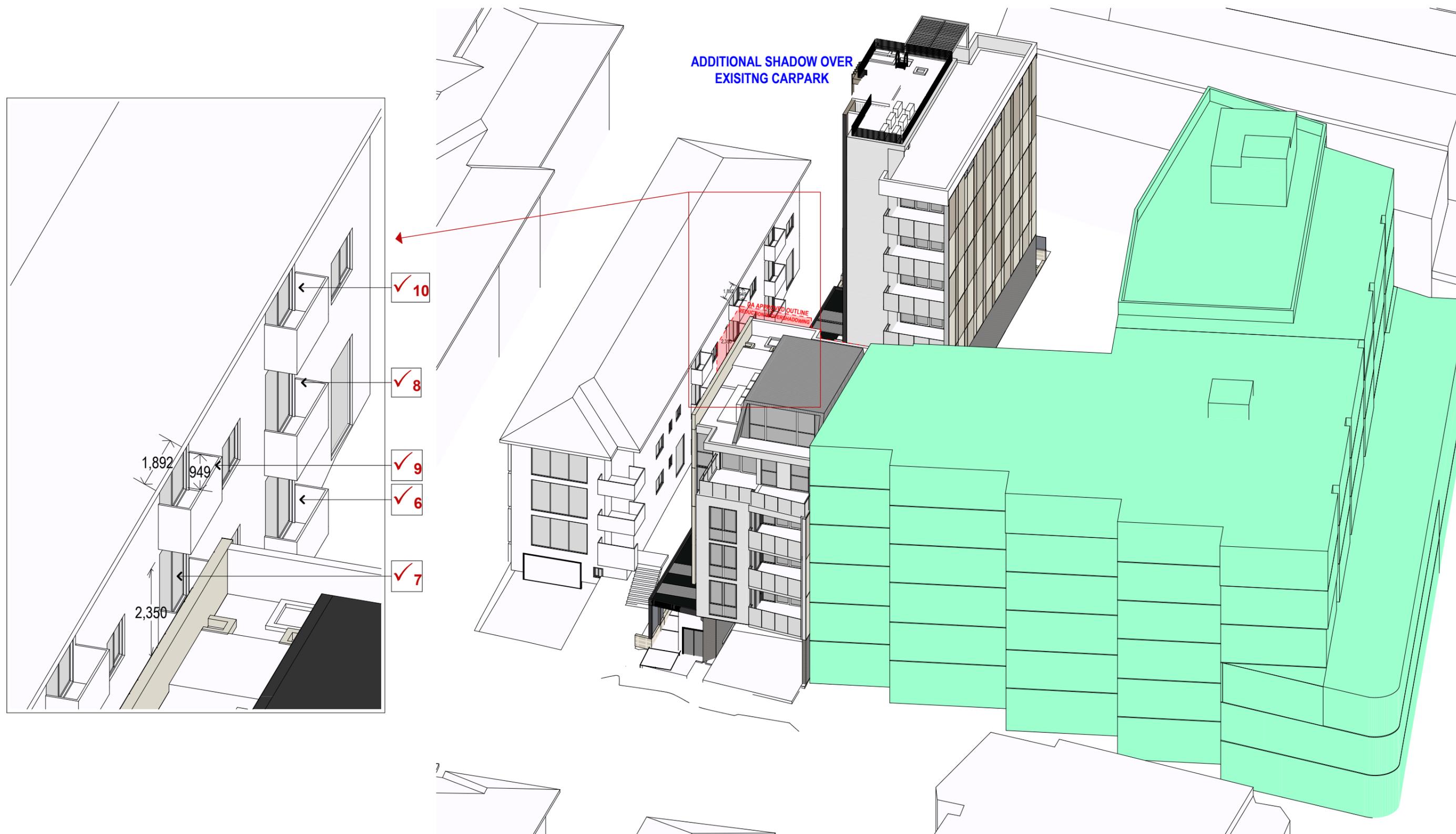


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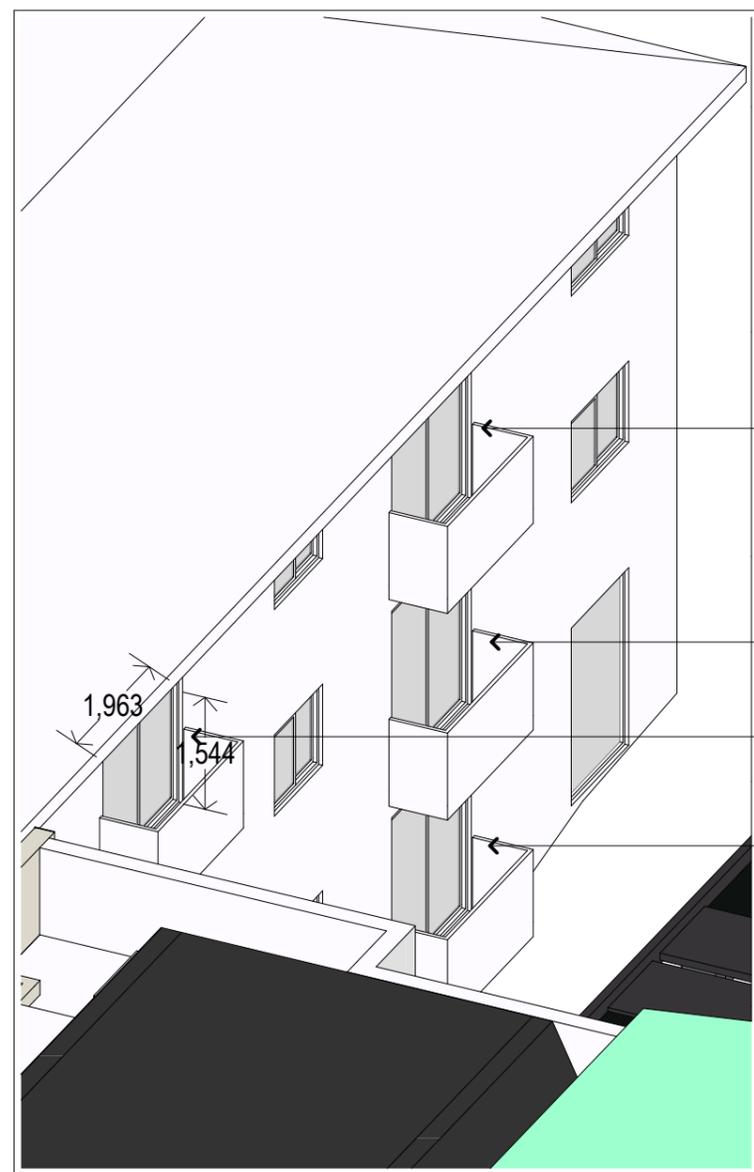
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JUNE 21 - 12PM
SCALE



JUNE 21 - 12:30PM
SCALE



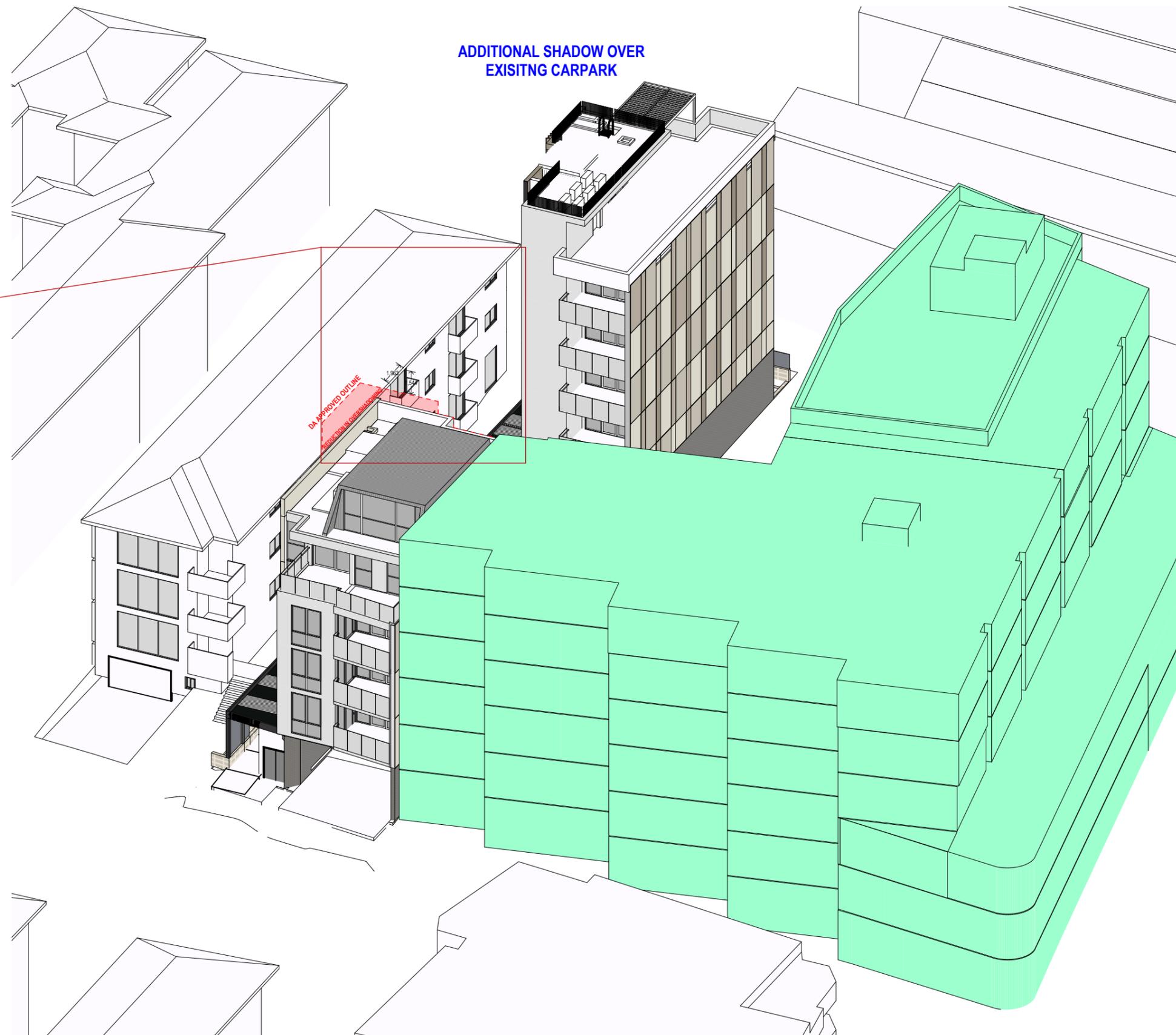
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✓ 8

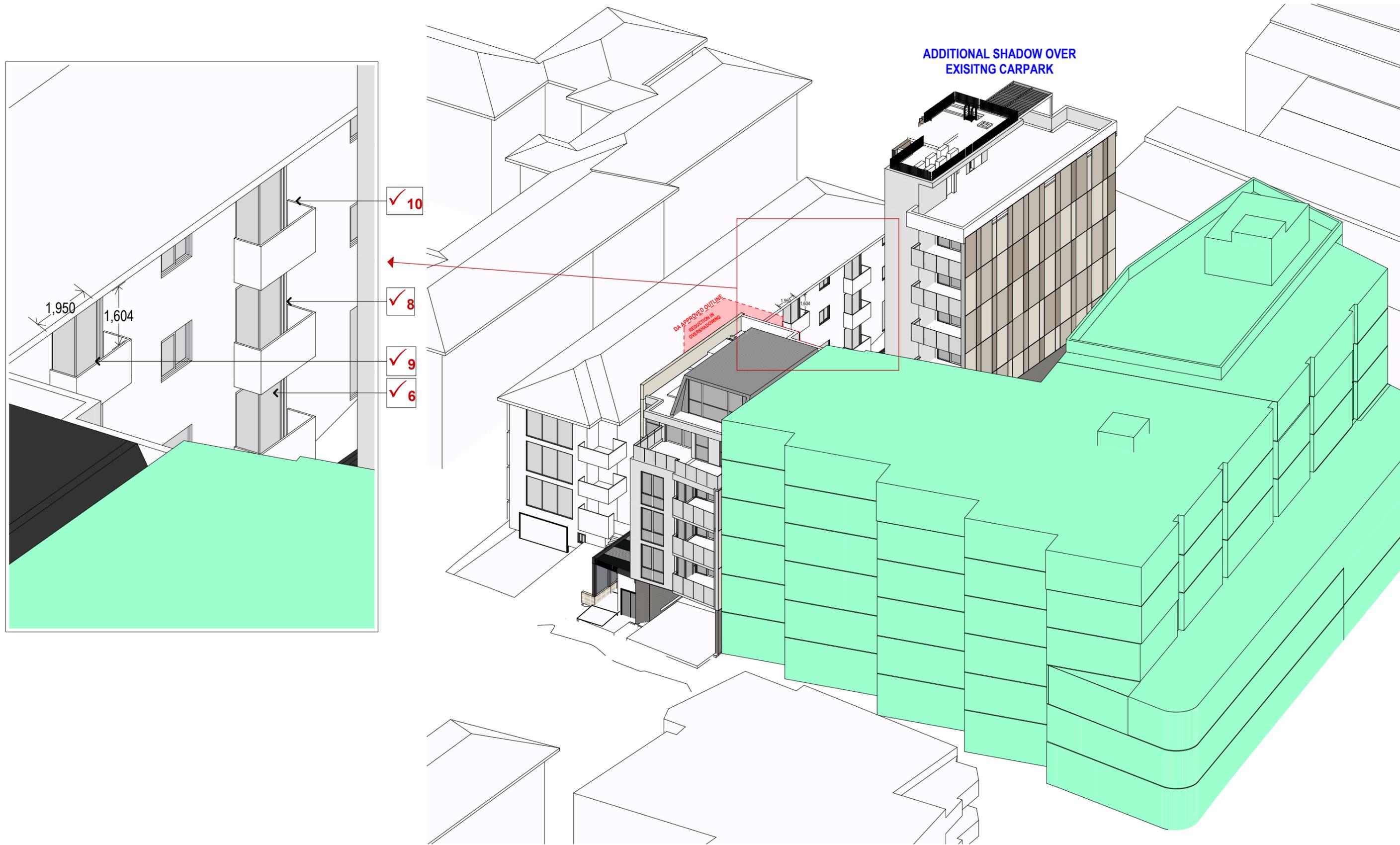
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✓ 6

ADDITIONAL SHADOW OVER EXISTING CARPARK

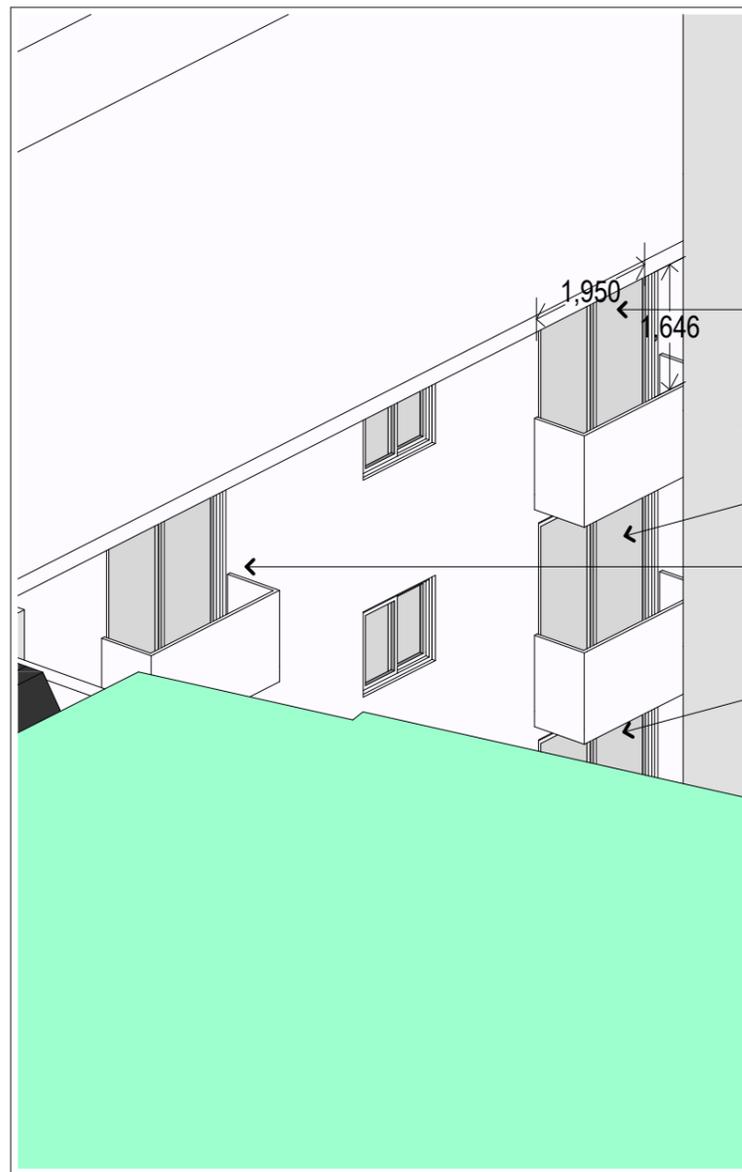


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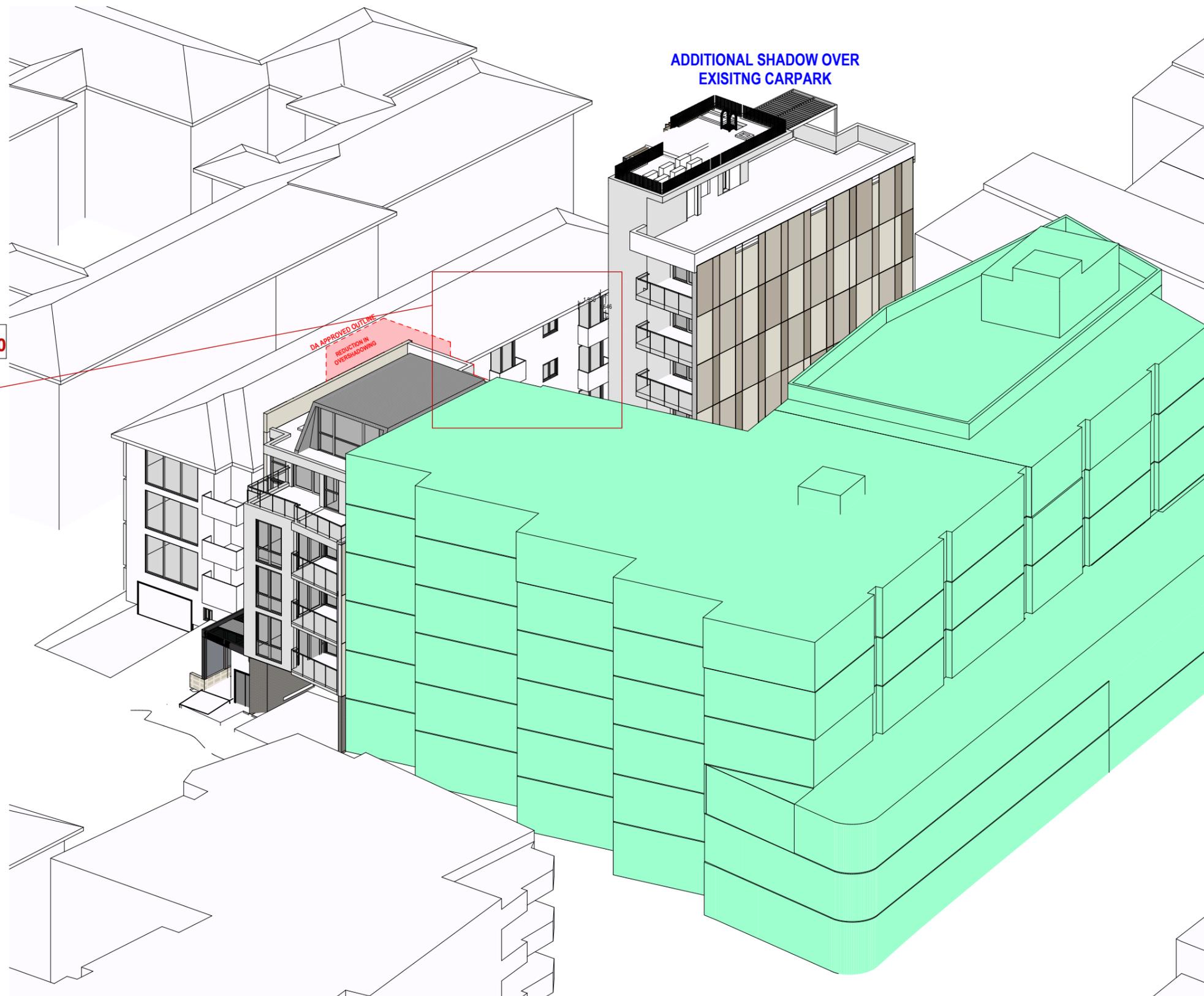


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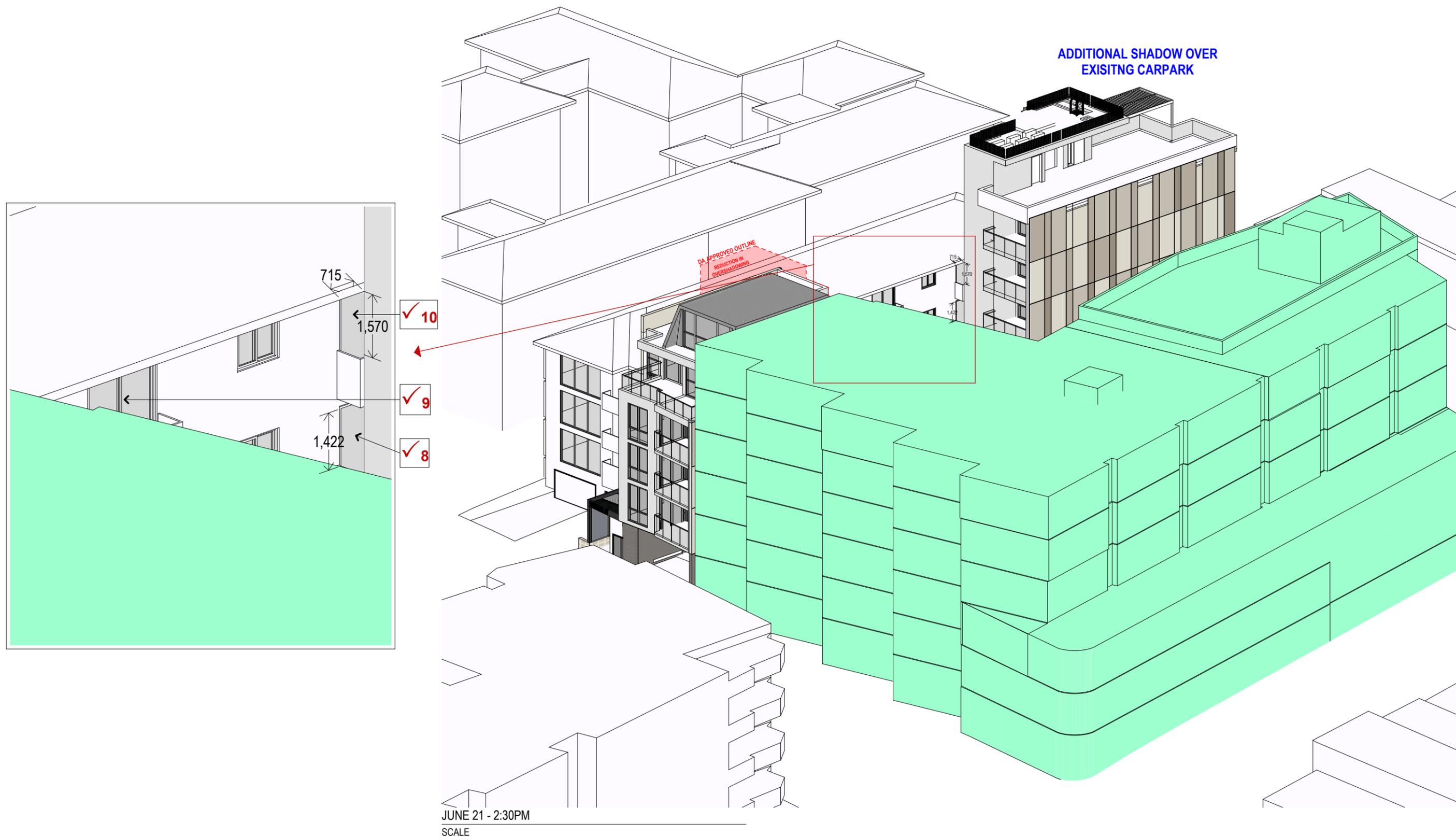
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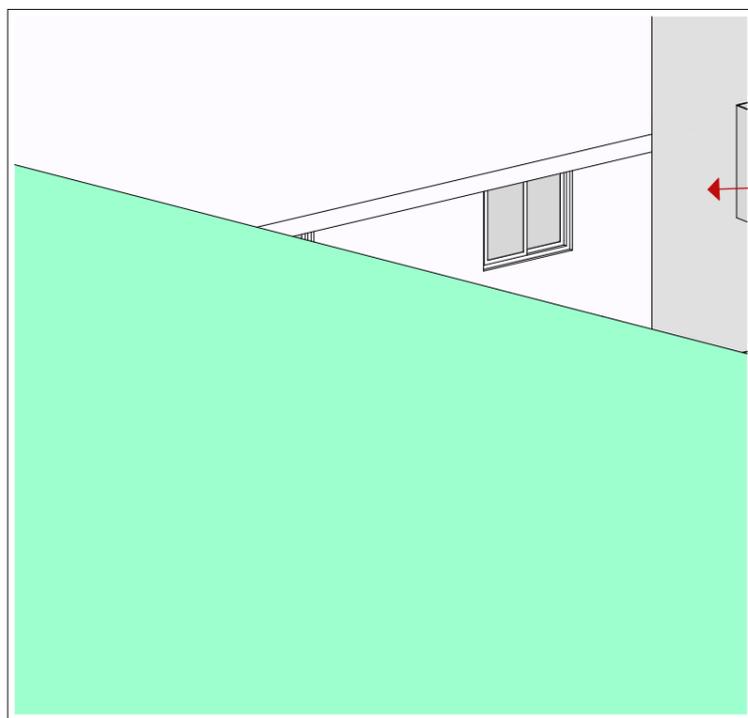


- ✓ 10
- ✓ 8
- ✓ 9
- ✓ 6

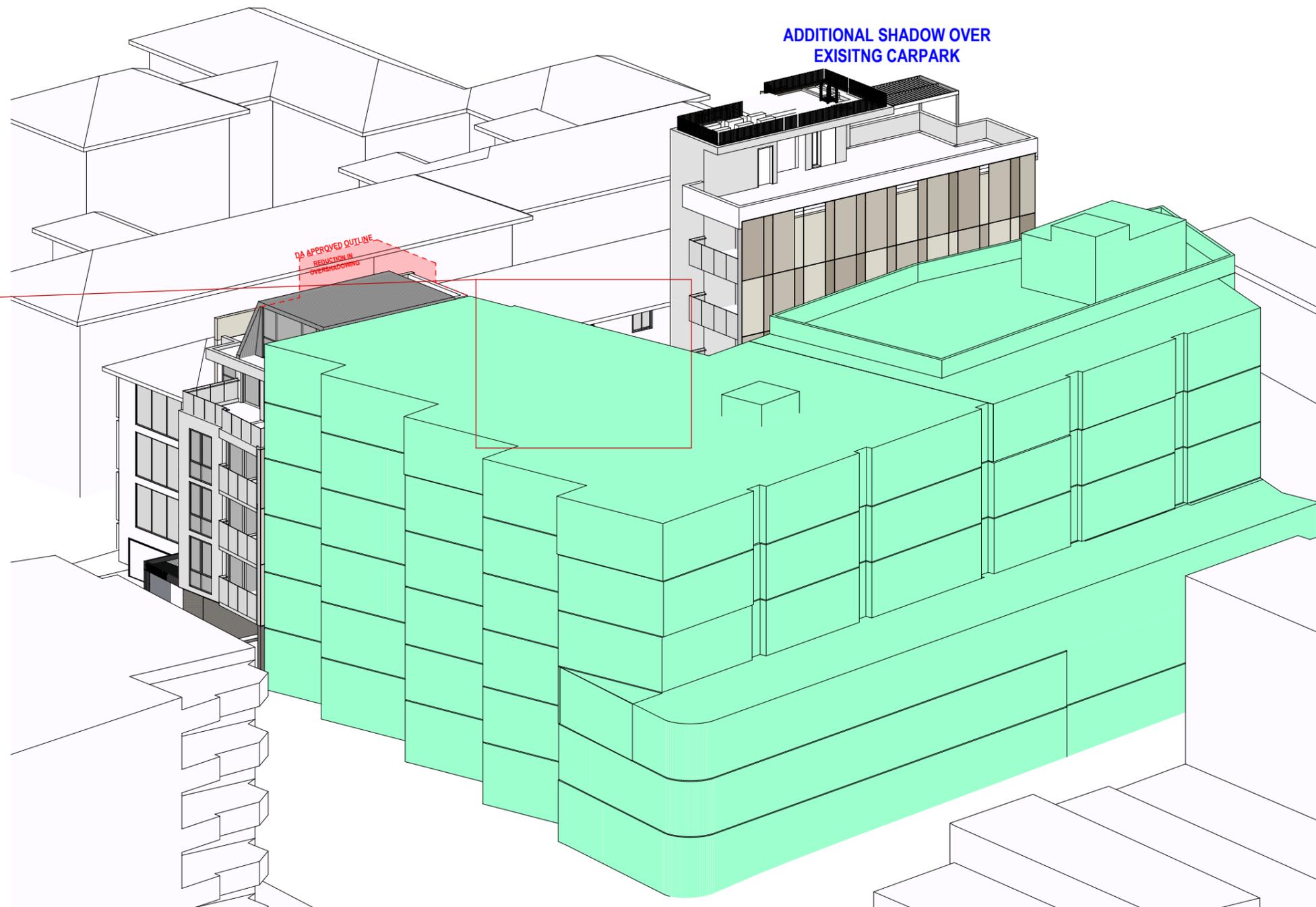


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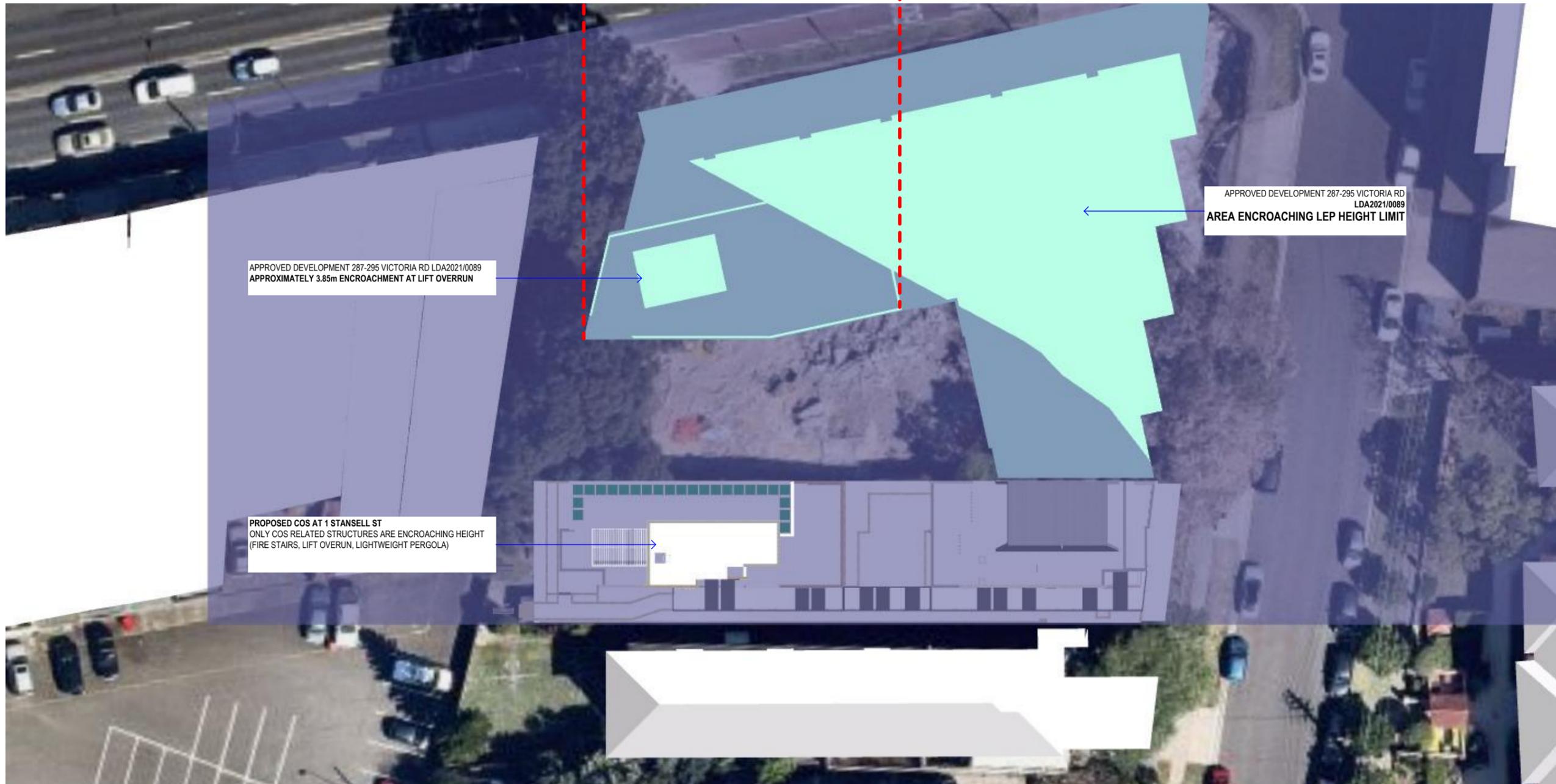
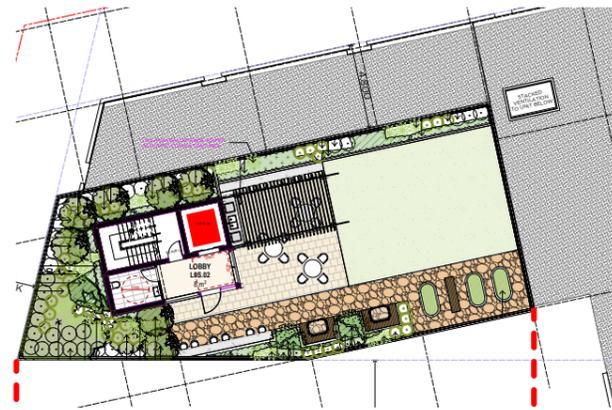


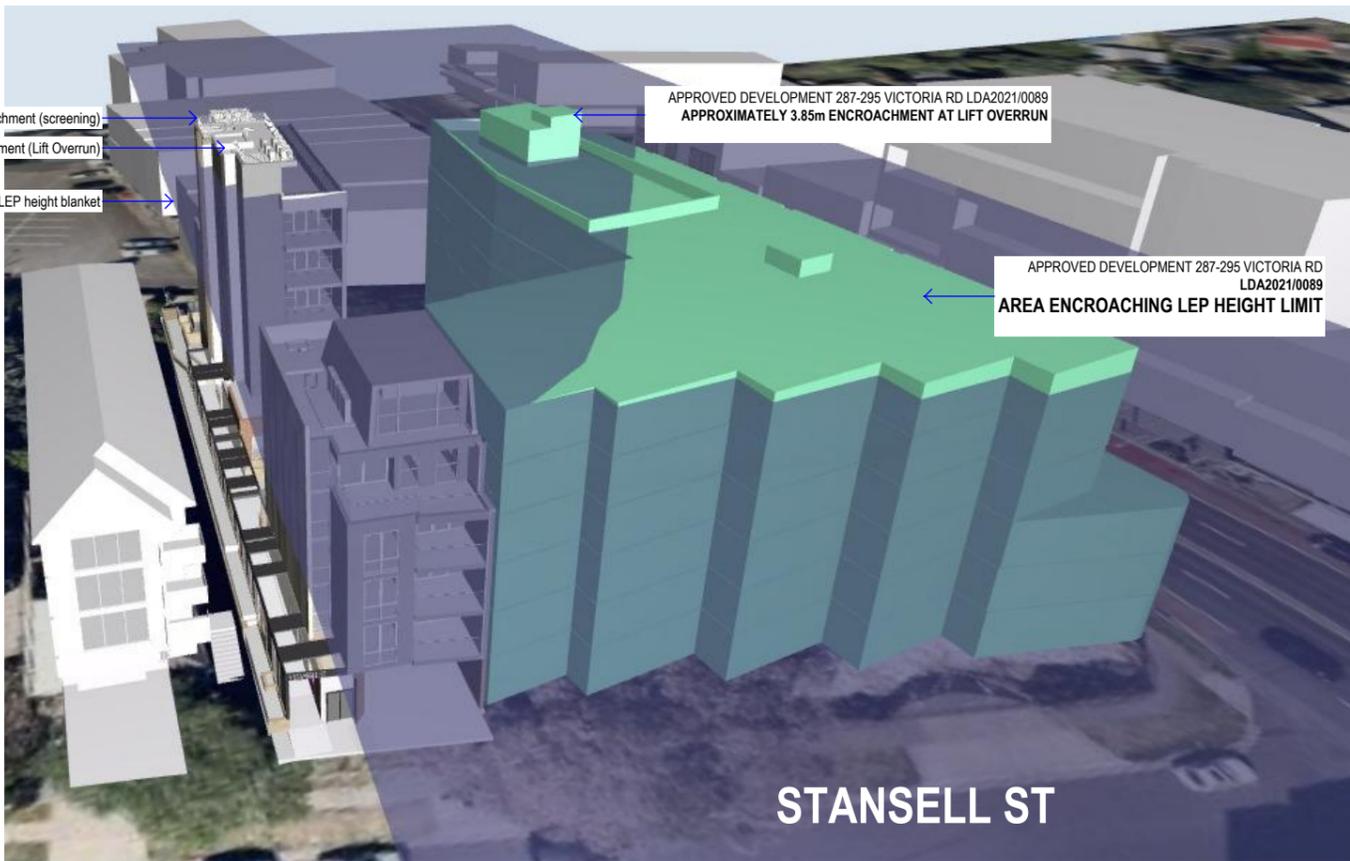


JUNE 21 - 3PM
SCALE



JUNE 21 - 3PM
SCALE





SCHEDULE OF PLANT MATERIAL - GROUND LEVEL

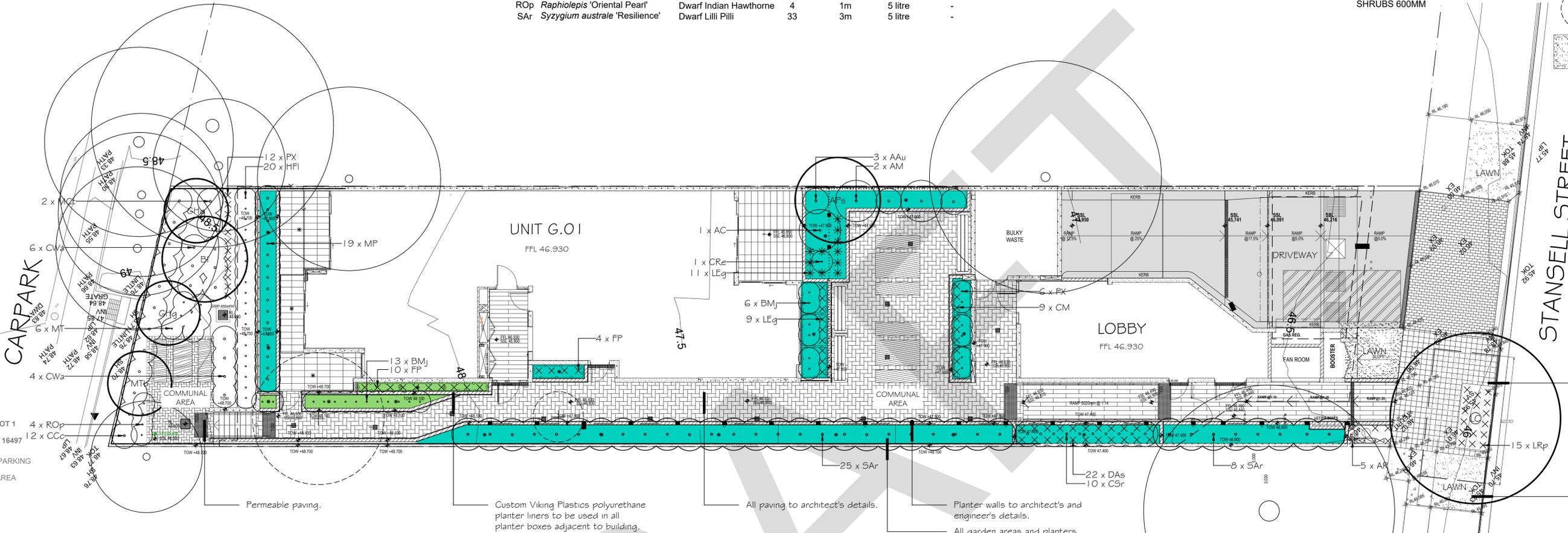
CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES	CRc	Cycas revoluta	Cycad	1	1.5m	5 litre	-
APs	<i>Acer palmatum</i> 'Senkaki'	Coral Barked Maple	1	4m	35 litre	2	DAs	<i>Dichondra argentea</i> 'Silver Falls'	Silver Ponysoot	22	0.2m	150mm	-
AR	<i>Ajuga reptans</i> 'Atropurpurea'	Pink Spire	5	0.15m	150mm	-	FP	<i>Ficus pumila</i>	Creeping Fig	14	prostrate	140mm	-
AM	<i>Alcascia macrorrhiza</i>	Elephants Ears	2	1.5m	5 litre	-	GHg	<i>Grevillea</i> 'Honey Gem'	Grevillea	2	3m	35 litre	2
AC	<i>Alpinia caerulea</i>	Native Ginger	1	2m	5 litre	-	HFI	<i>Hymenosporum flavum</i> 'Lushious'	Native Frangipani	20	0.6m	5 litre	-
AAu	<i>Asplenium australasicum</i>	Birds Nest Fern	3	1m	5 litre	-	LEg	<i>Liriope</i> 'Evergreen Giant'	Turf Lily	20	0.5m	150mm	-
BI	<i>Banksia integrifolia</i>	Coastal Banksia	1	7m	35 litre	2	LRp	<i>Liriope</i> 'Royal Purple'	Turf Lily	15	0.4m	5 litre	-
BMj	<i>Buxus microphylla</i> var. <i>japonica</i>	Japanese Box	19	1m	5 litre	-	LC	<i>Lophostemon confertus</i>	Brush Box	1	15m	200 litre	2
CCc	<i>Callistemon</i> 'Captain Cook'	Bottlebrush	12	2m	5 litre	-	MTb	<i>Magnolia grandiflora</i> 'Teddy Bear'	Dwarf Magnolia	1	4m	35 litre	2
CWa	<i>Callistemon</i> 'White Anzac'	White Bottlebrush	10	1.5m	5 litre	-	MCT	<i>Melaleuca</i> 'Claret Tops'	Claret Tops	2	1.5m	5 litre	-
CM	<i>Clivia miniata</i>	Bush Lily	10	0.5m	150mm	-	MT	<i>Melaleuca thymifolia</i>	Thyme-leaf Honey-myrtle	6	1m	5 litre	-
CSr	<i>Cordylone stricta</i> 'Rubra'	Cordylone	10	1.5m	5 litre	-	MP	<i>Murraya paniculata</i>	Orange Jasmine	19	2.5m	5 litre	-
							PX	<i>Philodendron xanadu</i>	Xanadu	18	0.5m	5 litre	-
							ROP	<i>Raphiolepis</i> 'Oriental Pearl'	Dwarf Indian Hawthorne	4	1m	5 litre	-
							SAr	<i>Syzygium australe</i> 'Resilience'	Dwarf Lilli Pilli	33	3m	5 litre	-

REVISIONS

- A 07.05.24**
1. Revisions for S4.56 submission.
2. Addition of Level 5 communal area.
- B 25.09.24**
1. Issue for CC.
- C 29.10.24**
1. Communal Open Space relocated to other building rooftop.
- D 17.12.24**
1. Revisions to Rooftop Communal Open Space to suit Council's RFI.

LEGEND

- EXISTING LEVELS +55.20
- PROPOSED LANDSCAPE LEVELS +65.20
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- NEW TURF AREAS TO MATCH EXISTING
- PLANTING ON STRUCTURES 800MM PLANTER DEPTH
- PLANTING ON STRUCTURES 1000MM PLANTER DEPTH
- PLANTING ON STRUCTURES 1200MM PLANTER DEPTH
- APARTMENT DESIGN GUIDE MINIMUM PLANTER DEPTHS: SMALL TREES 800MM SHRUBS 600MM



SCHEDULE OF PLANT MATERIAL - LEVEL 6

CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	MATURE HEIGHT	CONTAINER SIZE	STAKES
AAm	<i>Acmena smithii</i> 'Alynn Magic'	Dwarf Lilli Pilli	15	1m	200mm	-
DAs	<i>Dichondra argentea</i> 'Silver Falls'	Silver Ponysoot	12	0.2m	150mm	-
LEg	<i>Liriope</i> 'Evergreen Giant'	Turf Lily	8	0.5m	150mm	-
MTh	<i>Metrosideros thomasi</i>	NZ Christmas Bush	4	5m	5 litre	-
SRm	<i>Strelitzia reginae</i> 'Mini Bird'	Dwarf Bird of Paradise	3	1m	5 litre	-
SAP	<i>Syzygium australe</i> 'Pinnacle'	Dwarf Lilli Pilli	7	3m	200mm	-
WFz	<i>Westringia fruticosa</i> 'Zena'	Dwarf Coastal Rosemary	3	1m	5 litre	-



NOTES

This plan is to be read in conjunction with all documentation prepared by Urban Link.



office. 16/303 pacific highway lindfield nsw 2070

ph 9416 4290
A.C.N 097 328 580
email ijla@netspace.net.au

project
Proposed Development
1 Stansell Street, Gladesville

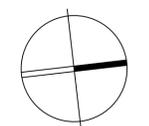
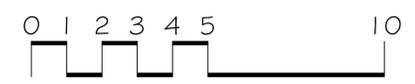
drawing
Landscape Plan

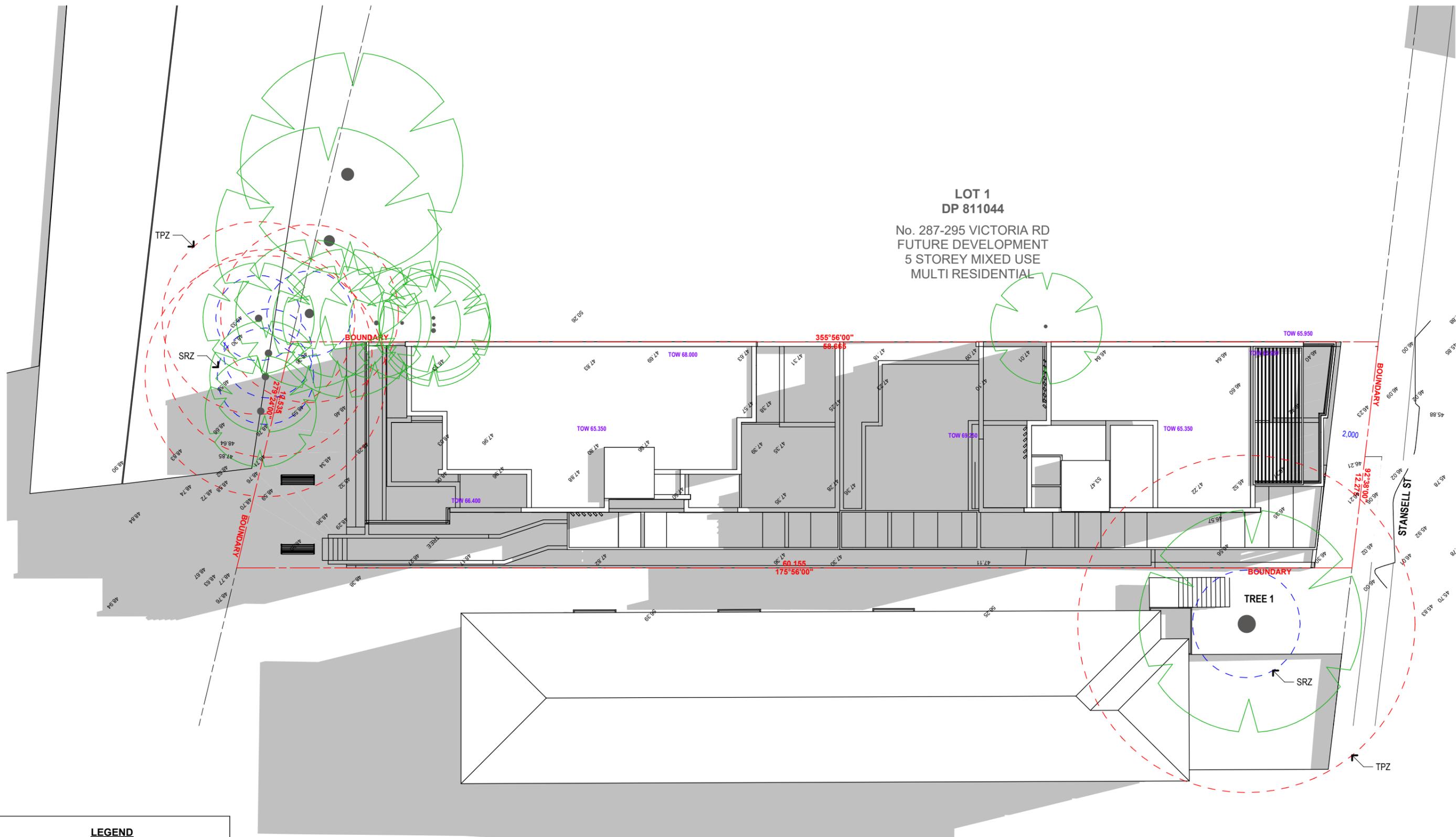
client
Balintore Developments

date December 2024
scale 1:100 @ A1
1:200 @ A3

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no. in set ONE/TWO

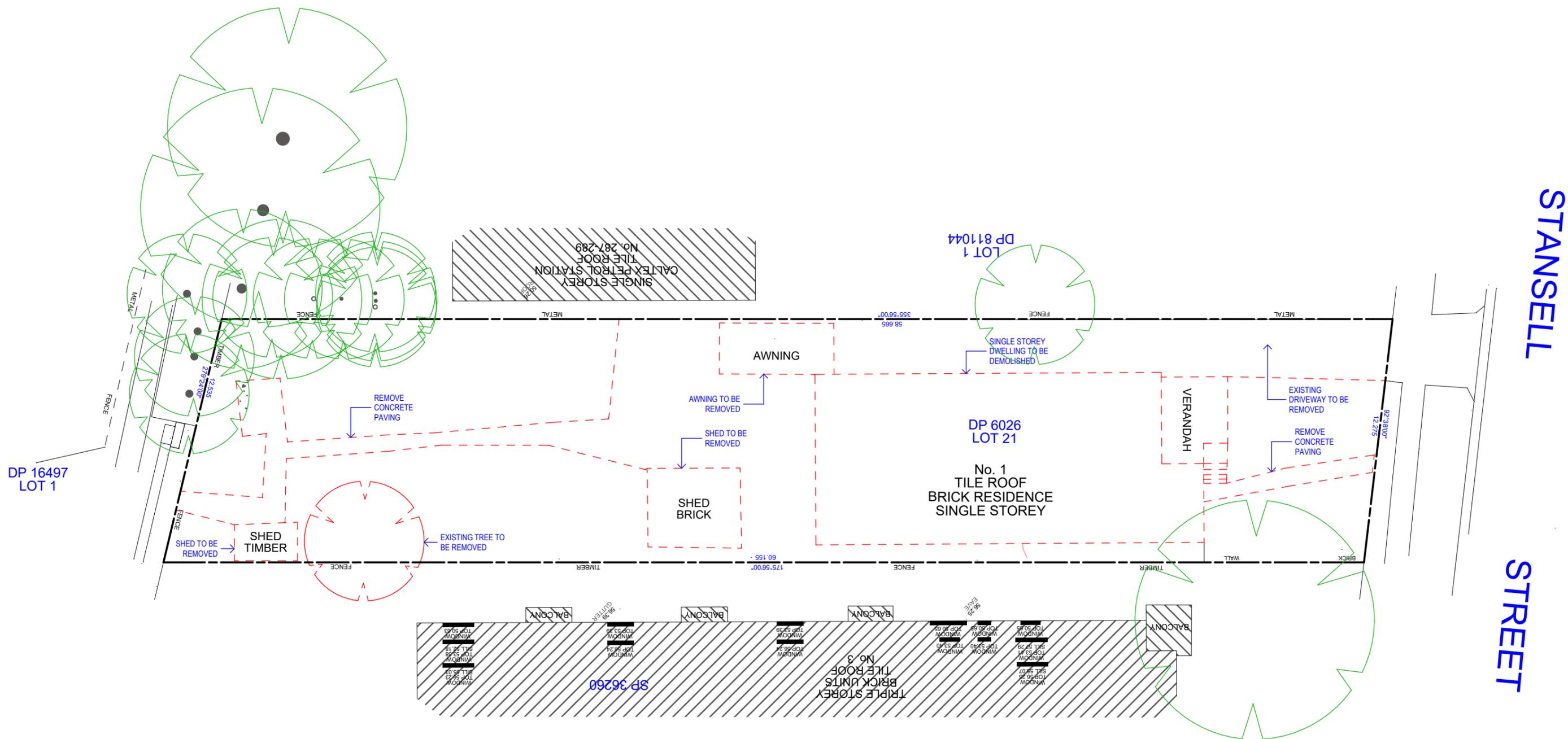
designed by IJ
drawn by HL/AM





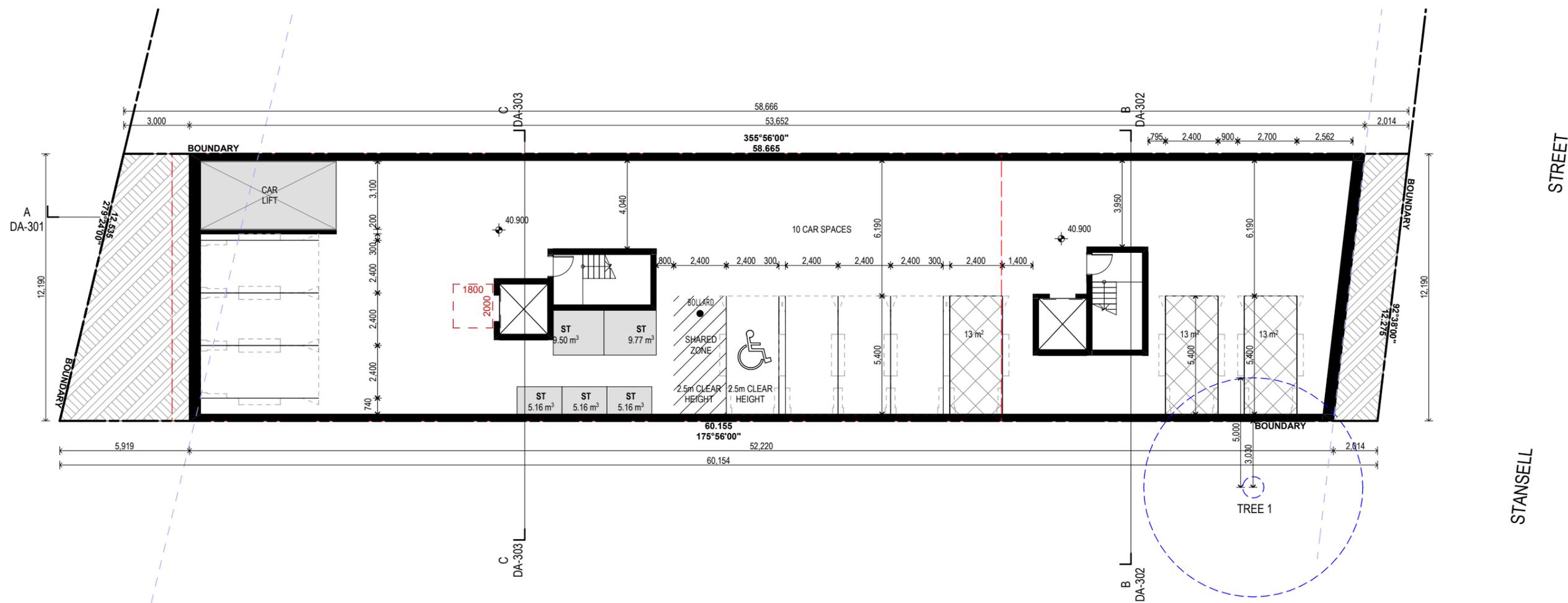
LEGEND	
	STRUCTURAL ROOT ZONE
	TREE PROTECTION ZONE
	TREE OUTLINE TO SURVEY





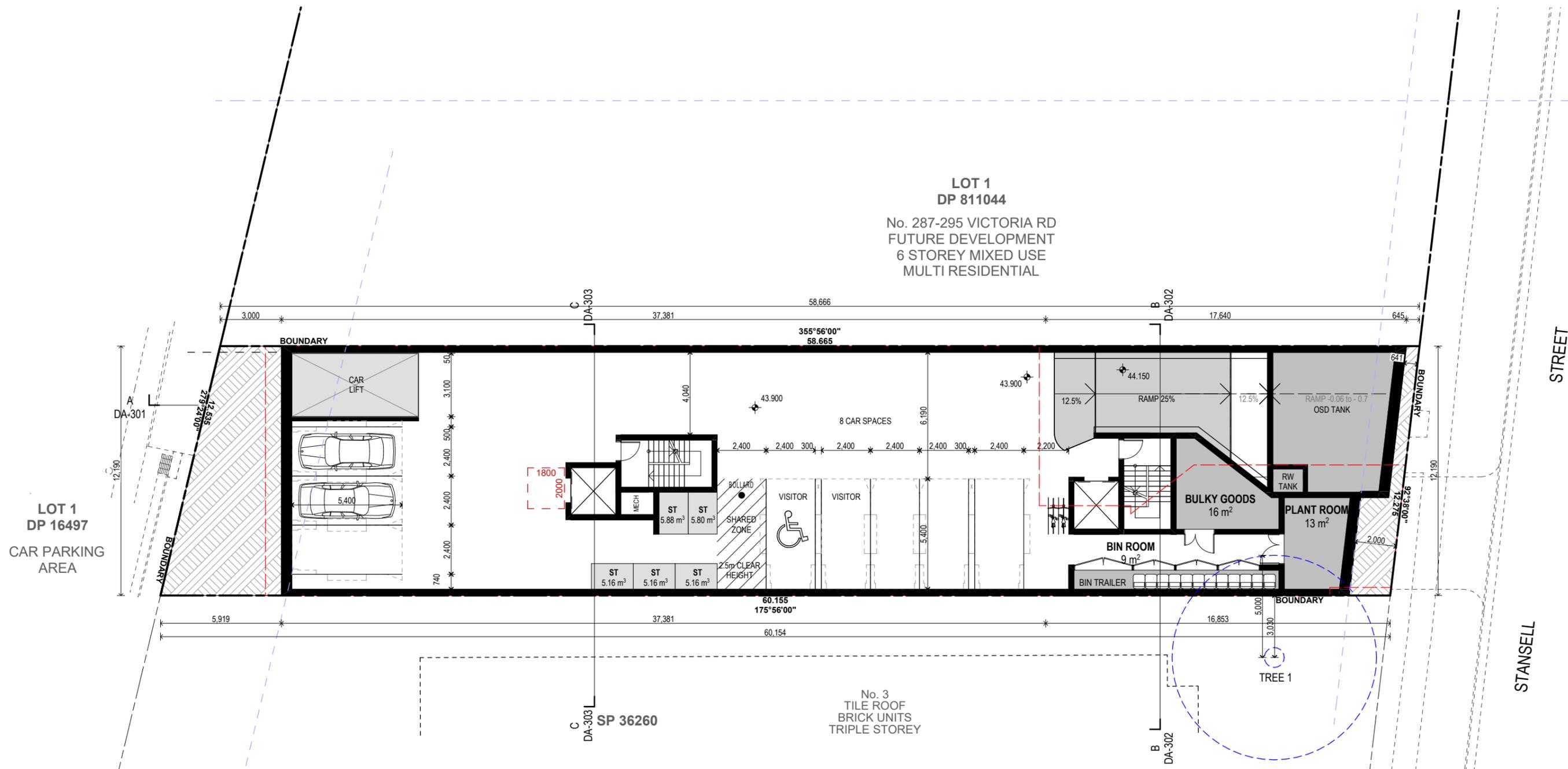
DEMOLITION PLAN
SCALE 1:200





BASEMENT 02
SCALE 1:200





BASEMENT 01
SCALE 1:200

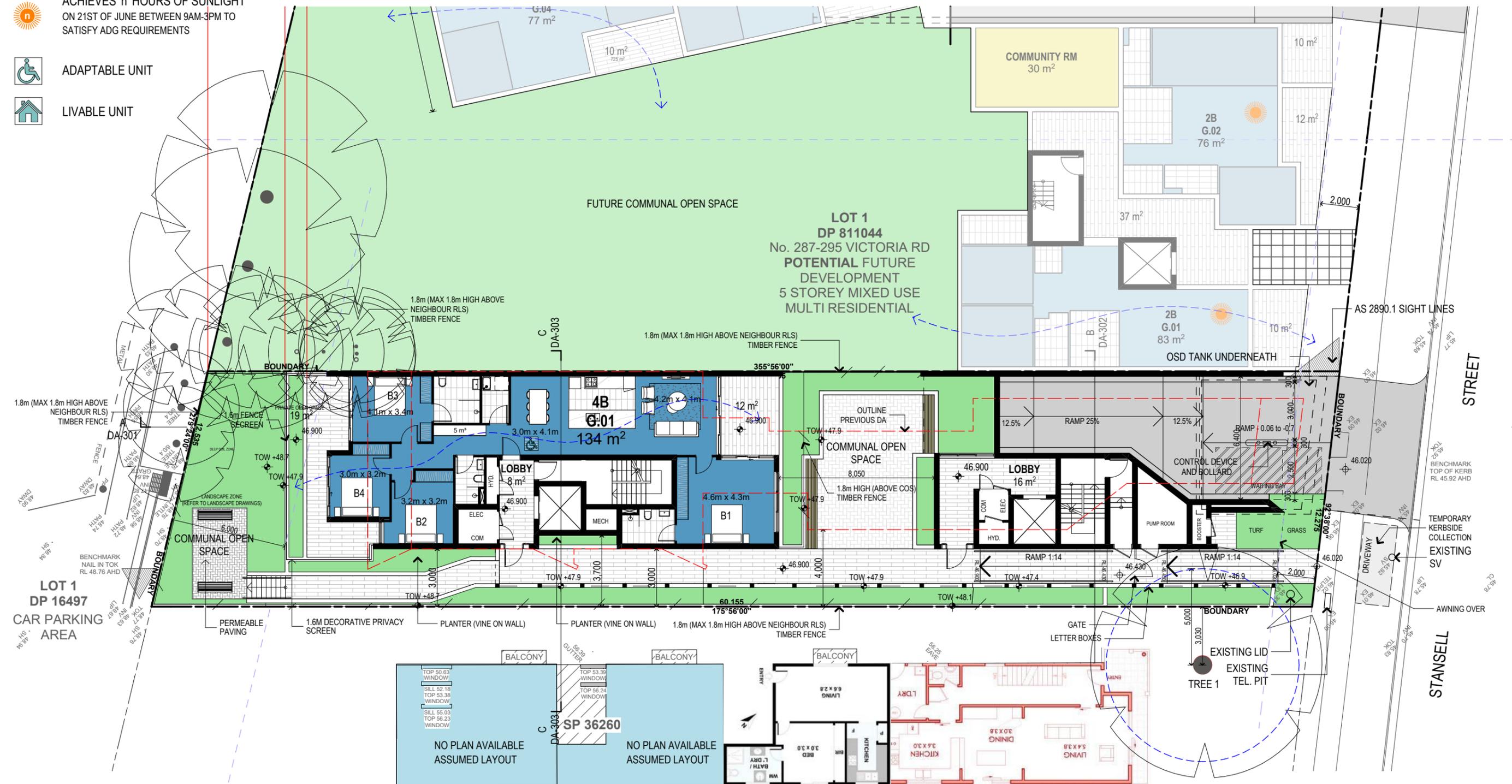


NATURALLY CROSS VENTILATED
SATISFIES ADG REQUIREMENTS

ACHIEVES 'n' HOURS OF SUNLIGHT
ON 21ST OF JUNE BETWEEN 9AM-3PM TO
SATISFY ADG REQUIREMENTS

ADAPTABLE UNIT

LIVABLE UNIT



GROUND FLOOR PLAN
SCALE 1:200

SPRINKLER SYSTEM IN ACCORDANCE TO
AS2118.1-1999 TO BE INSTALLED

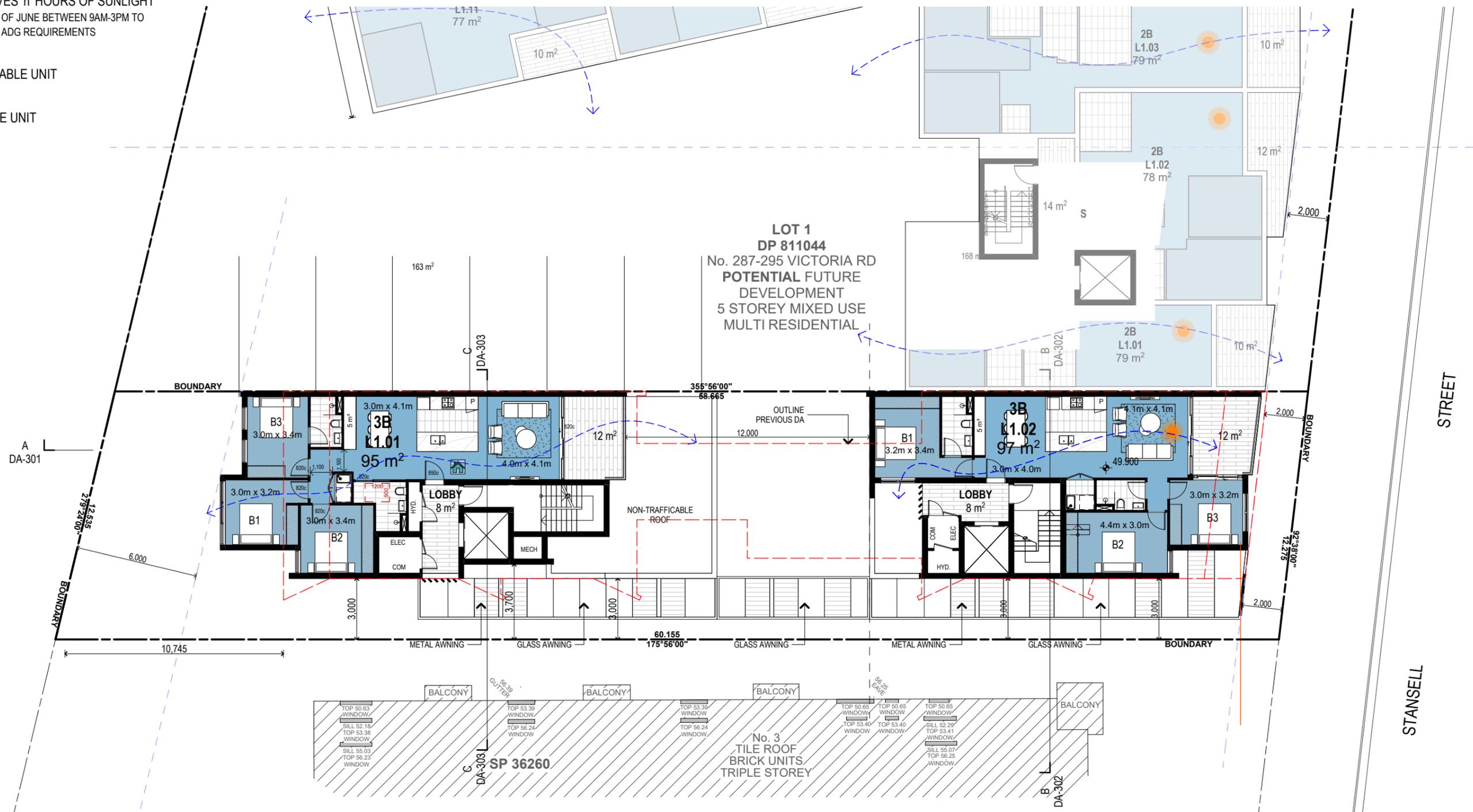


NATURALLY CROSS VENTILATED SATISFIES ADG REQUIREMENTS

ACHIEVES 'n' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 9AM-3PM TO SATISFY ADG REQUIREMENTS

ADAPTABLE UNIT

LIVABLE UNIT



LEVEL 01
SCALE 1:200



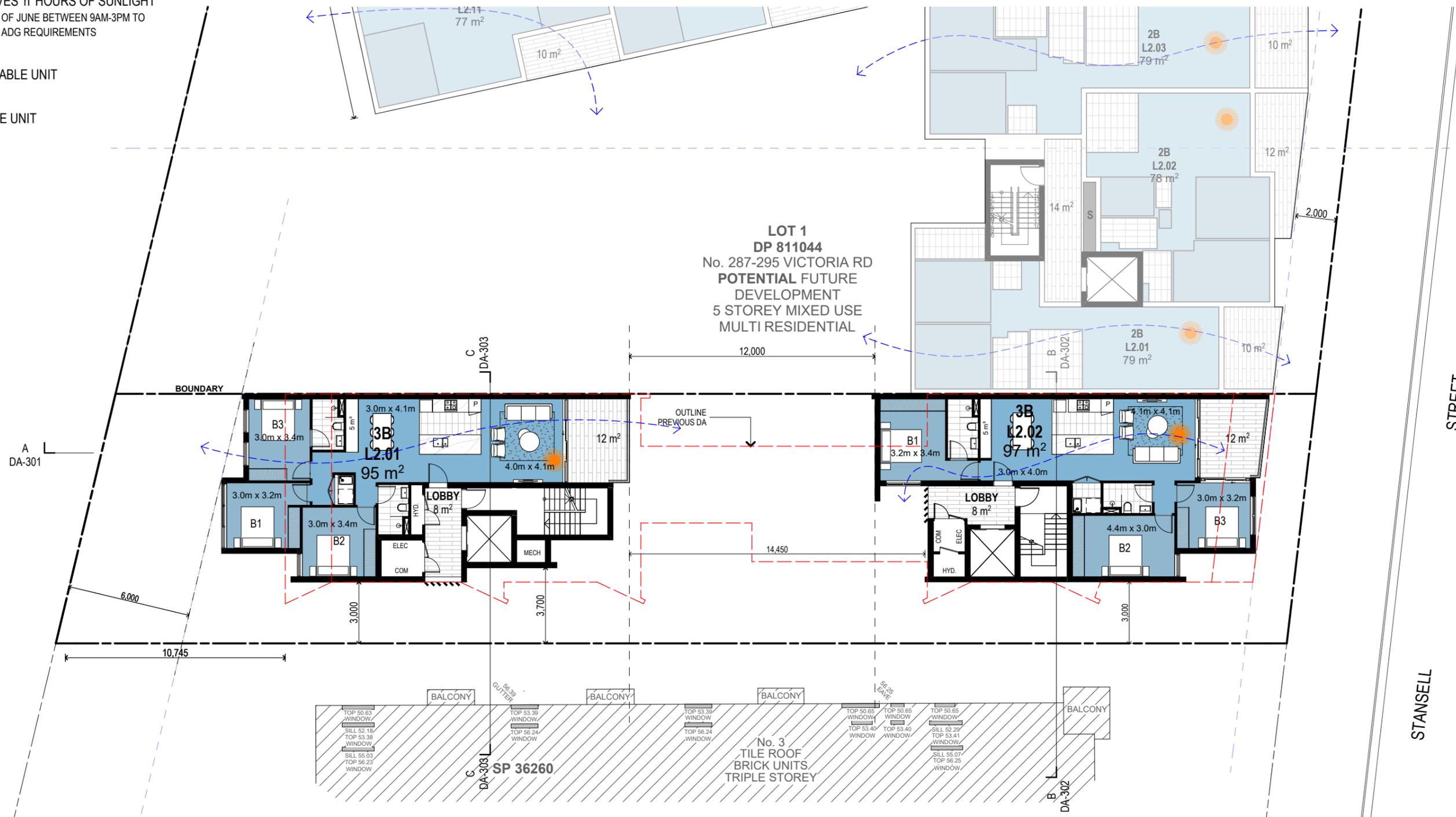


NATURALLY CROSS VENTILATED SATISFIES ADG REQUIREMENTS

ACHIEVES 'n' HOURS OF SUNLIGHT ON 21ST OF JUNE BETWEEN 9AM-3PM TO SATISFY ADG REQUIREMENTS

ADAPTABLE UNIT

LIVABLE UNIT



LEVEL 02
SCALE 1:200



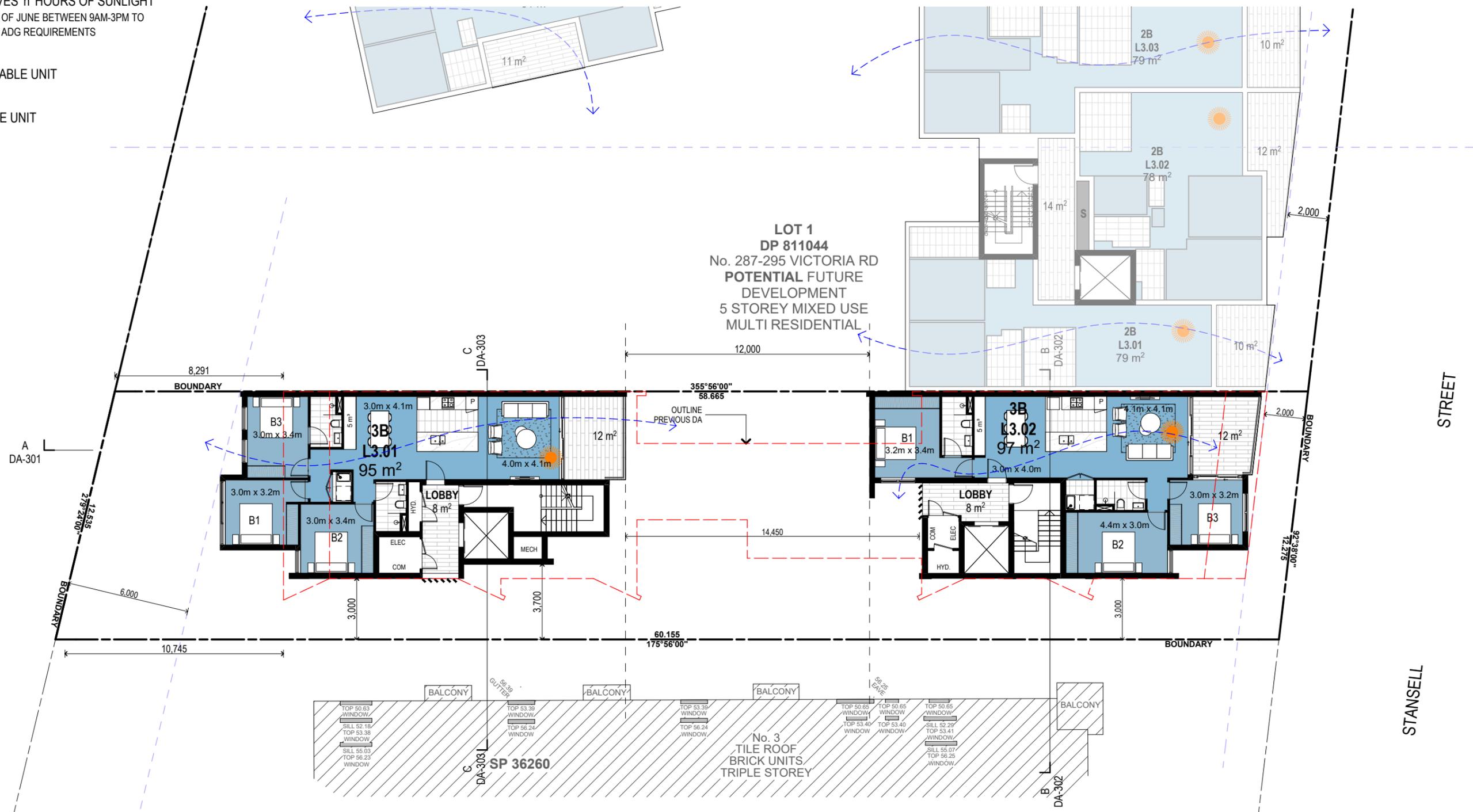


NATURALLY CROSS VENTILATED
SATISFIES ADG REQUIREMENTS

ACHIEVES 'n' HOURS OF SUNLIGHT
ON 21ST OF JUNE BETWEEN 9AM-3PM TO
SATISFY ADG REQUIREMENTS

ADAPTABLE UNIT

LIVABLE UNIT



LEVEL 03
SCALE 1:200



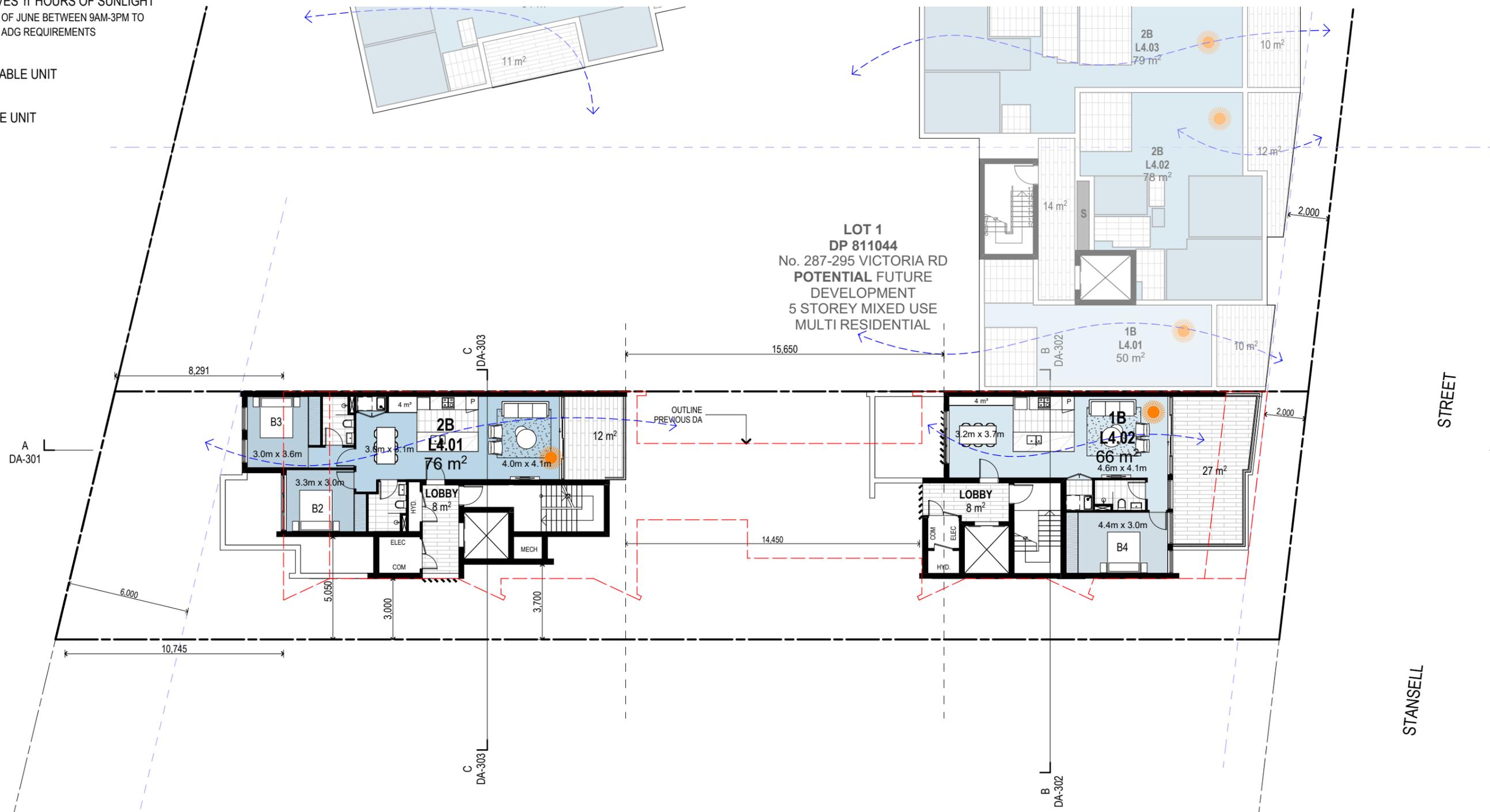


NATURALLY CROSS VENTILATED
SATISFIES ADG REQUIREMENTS

ACHIEVES 'n' HOURS OF SUNLIGHT
ON 21ST OF JUNE BETWEEN 9AM-3PM TO
SATISFY ADG REQUIREMENTS

ADAPTABLE UNIT

LIVABLE UNIT



LEVEL 04
SCALE 1:200



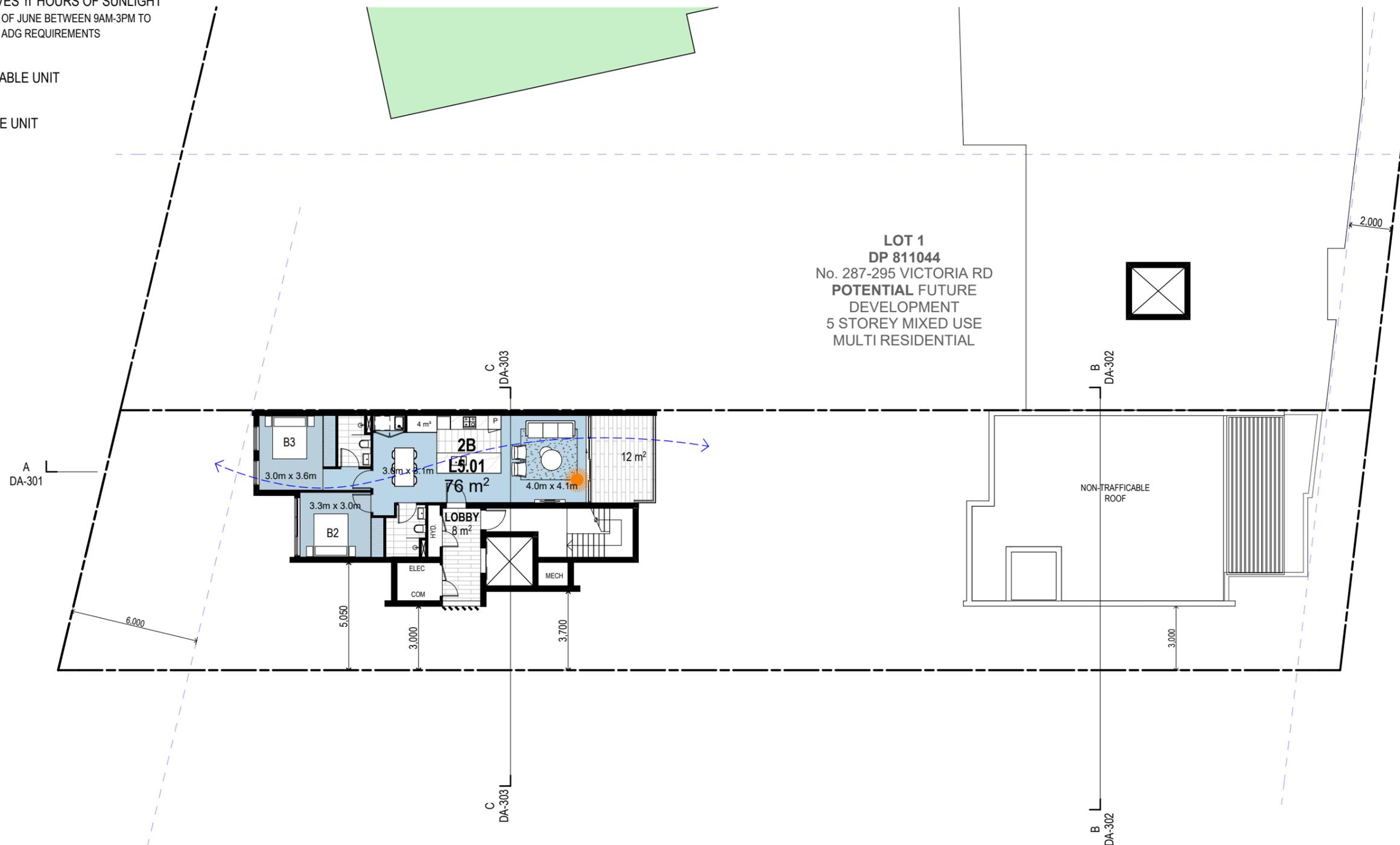


 NATURALLY CROSS VENTILATED
SATISFIES ADG REQUIREMENTS

 ACHIEVES 'n' HOURS OF SUNLIGHT
ON 21ST OF JUNE BETWEEN 9AM-3PM TO
SATISFY ADG REQUIREMENTS

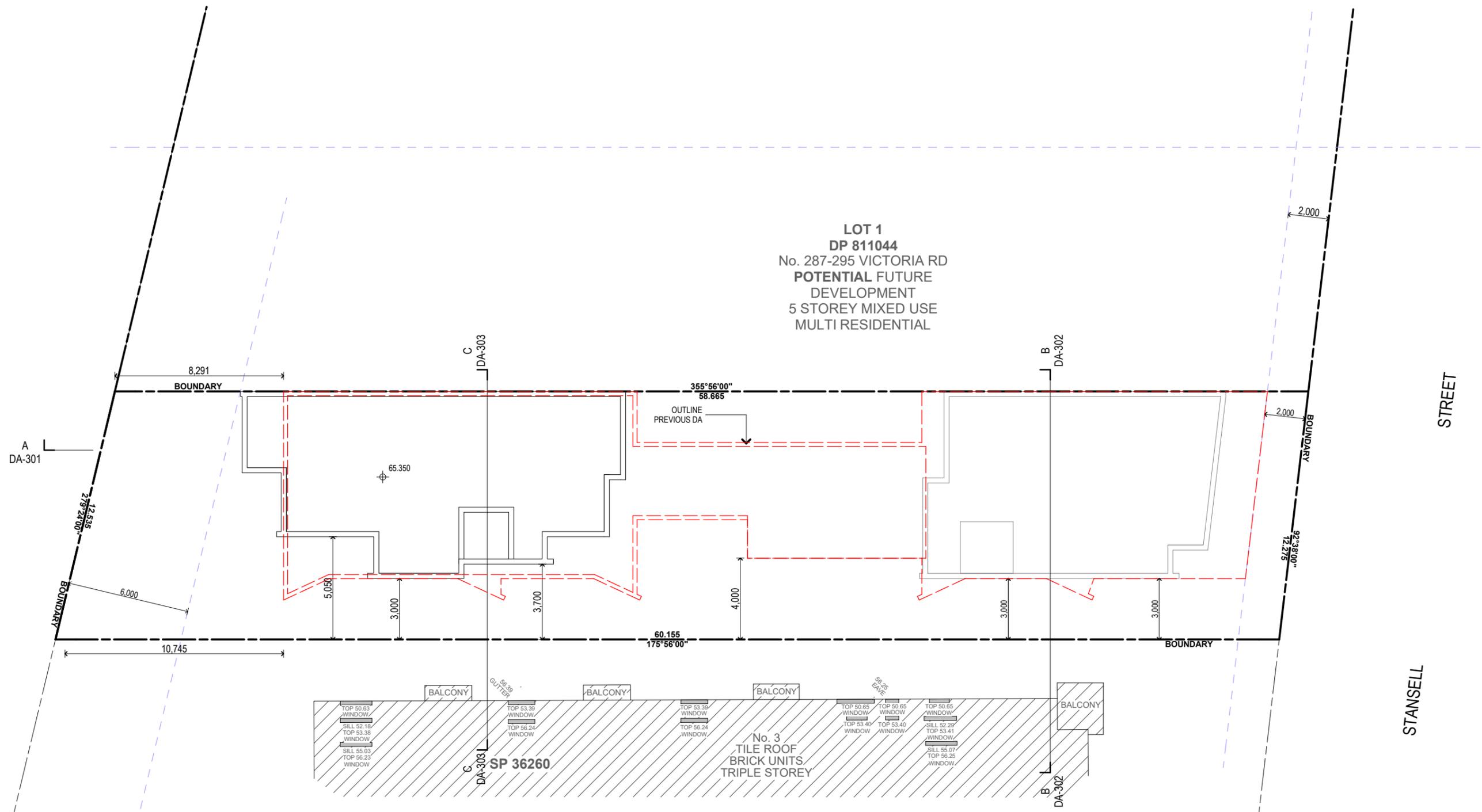
 ADAPTABLE UNIT

 LIVABLE UNIT



LOT 1
DP 811044
No. 287-295 VICTORIA RD
POTENTIAL FUTURE
DEVELOPMENT
5 STOREY MIXED USE
MULTI RESIDENTIAL

LEVEL 05
SCALE 1:200

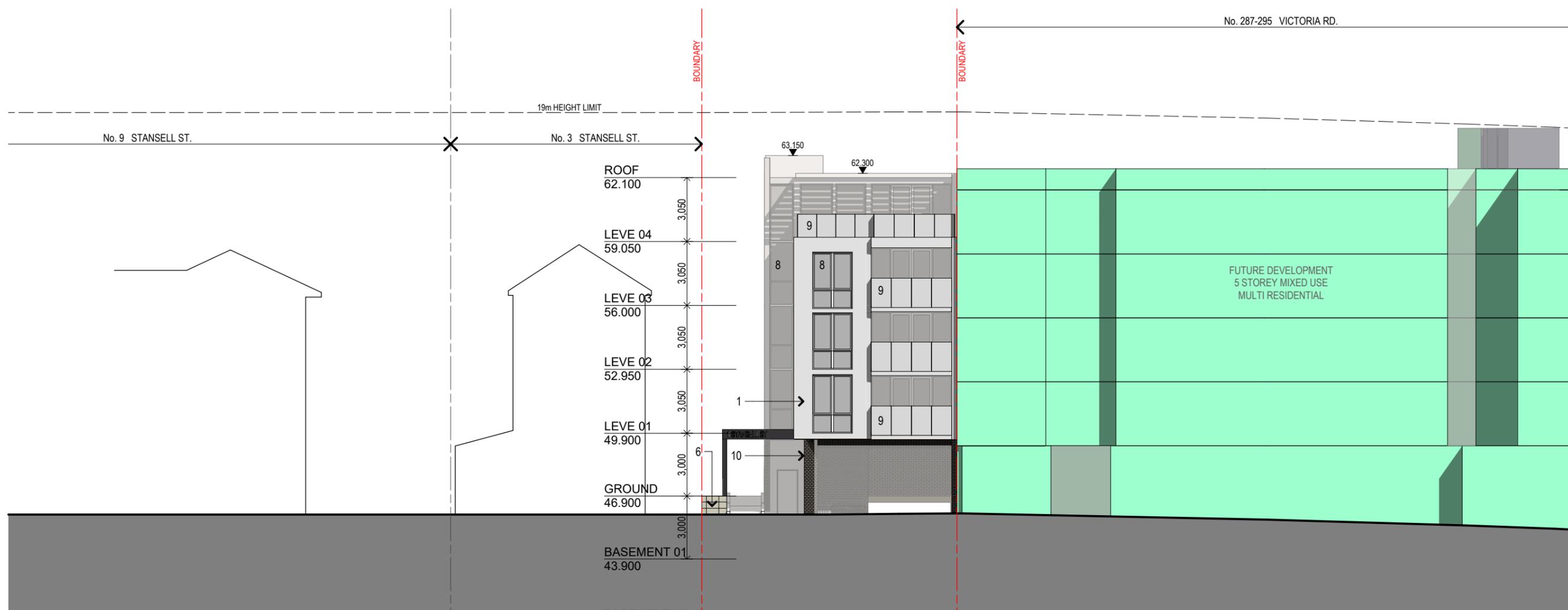


ROOF
SCALE 1:200





- | | | | | | | | |
|---|---|---|--|---|--------------------------------|---|--|
|  | 1 - CONCRETE, OFF FORM |  | 4 - PRECAST CONCRETE, WITH DULUX WHITE DUCK HALF |  | 7 - POWDER COAT FINISH |  | 10- AUSTRAL BRICKS URBAN - PEPPER |
|  | 2 - PRECAST CONCRETE, WITH DULUX - BEIGE KIND |  | 5 - PRECAST CONCRETE, WITH DULUX WATER ROCK |  | 8 - GLASS |  | 11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL |
|  | 3 - PRECAST CONCRETE, WITH DULUX STONE MONUMENT |  | 6 - SANDSTONE TILES |  | 9 - FRAMELESS GLASS BALUSTRADE | | |

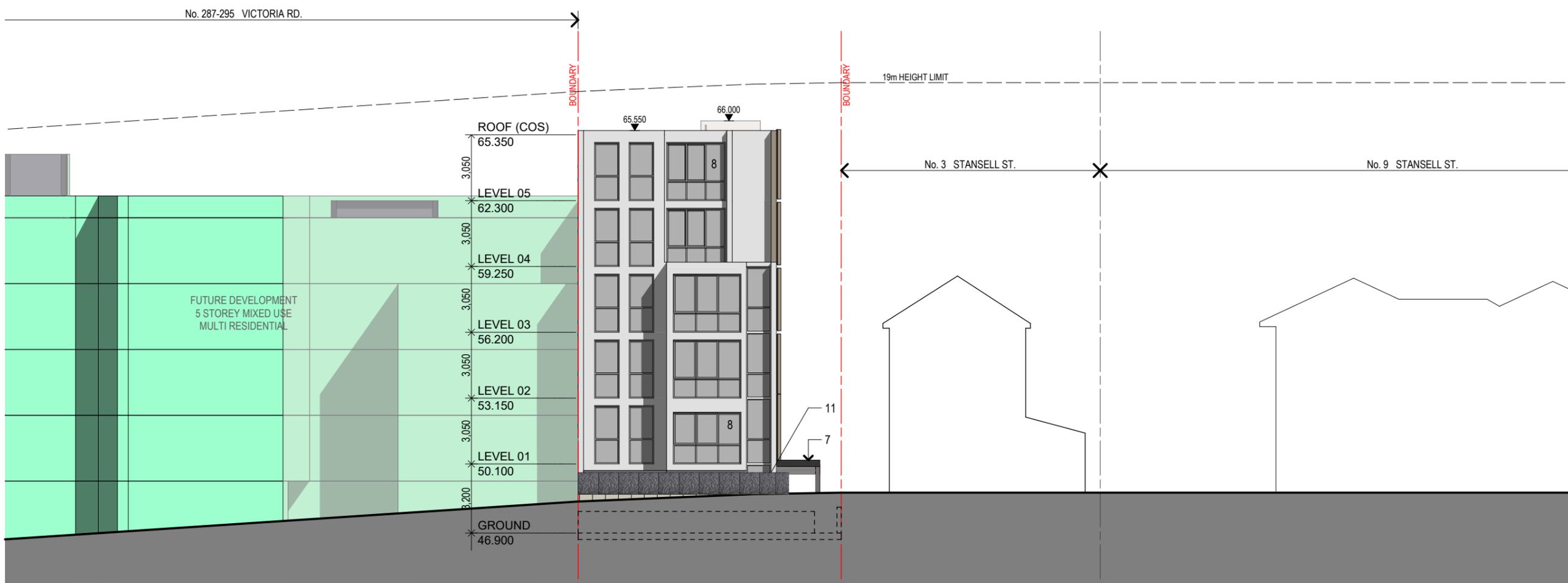


NORTH ELEVATION (STANSELL ST.)

SCALE 1:200

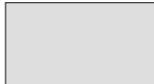


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|---|---|---|--|---|--------------------------------|---|--|
|  | 1 - CONCRETE, OFF FORM |  | 4 - PRECAST CONCRETE, WITH DULUX WHITE DUCK HALF |  | 7 - POWDER COAT FINISH |  | 10- AUSTRAL BRICKS URBAN - PEPPER |
|  | 2 - PRECAST CONCRETE, WITH DULUX - BEIGE KIND |  | 5 - PRECAST CONCRETE, WITH DULUX WATER ROCK |  | 8 - GLASS |  | 11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL |
|  | 3 - PRECAST CONCRETE, WITH DULUX STONE MONUMENT |  | 6 - SANDSTONE TILES |  | 9 - FRAMELESS GLASS BALUSTRADE | | |



SOUTH ELEVATION
SCALE 1:200



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|---|---|---|--|---|--------------------------------|---|--|
|  | 1 - CONCRETE, OFF FORM |  | 4 - PRECAST CONCRETE, WITH DULUX WHITE DUCK HALF |  | 7 - POWDER COAT FINISH |  | 10- AUSTRAL BRICKS URBAN - PEPPER |
|  | 2 - PRECAST CONCRETE, WITH DULUX - BEIGE KIND |  | 5 - PRECAST CONCRETE, WITH DULUX WATER ROCK |  | 8 - GLASS |  | 11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL |
|  | 3 - PRECAST CONCRETE, WITH DULUX STONE MONUMENT |  | 6 - SANDSTONE TILES |  | 9 - FRAMELESS GLASS BALUSTRADE | | |



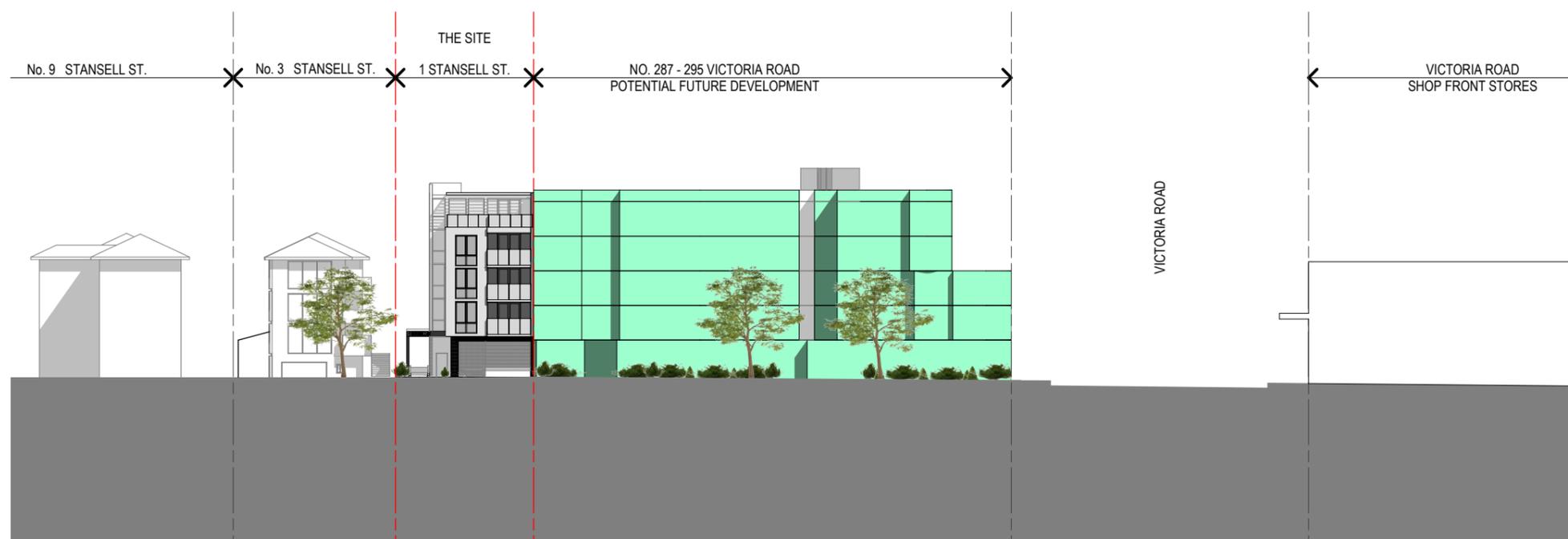
EAST ELEVATION
SCALE 1:200



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|---|---|---|--|---|--------------------------------|---|--|
|  | 1 - CONCRETE, OFF FORM |  | 4 - PRECAST CONCRETE, WITH DULUX WHITE DUCK HALF |  | 7 - POWDER COAT FINISH |  | 10- AUSTRAL BRICKS URBAN - PEPPER |
|  | 2 - PRECAST CONCRETE, WITH DULUX - BEIGE KIND |  | 5 - PRECAST CONCRETE, WITH DULUX WATER ROCK |  | 8 - GLASS |  | 11- METAL PATTERNED SCREEN MATRIX 1800 X 900 X 6MM CHARCOAL FERNS SCREEN PANEL |
|  | 3 - PRECAST CONCRETE, WITH DULUX STONE MONUMENT |  | 6 - SANDSTONE TILES |  | 9 - FRAMELESS GLASS BALUSTRADE | | |



WEST ELEVATION
SCALE 1:200



STREETSCAPE ELEVATION (STANSELL ST.)

SCALE 1:500