

**Meeting Date:** Tuesday 10 February 2015  
**Location:** Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 7.30pm

**NOTICE OF BUSINESS**

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**2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING  
1/15 held on 3 February 2015**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/15/1/3/2 - BP15/113

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**REPORT SUMMARY**

Attached are the Minutes of the Planning and Environment Committee Meeting 1/15 held on 3 February 2015. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

Item 1 was dealt with by the Committee within its delegated powers.

The following Committee recommendations for Items 2 and 3 are submitted to Council for determination in accordance with the delegations set out in Council's Code of Meeting Practice relating to Charters, functions and powers of Committees:

**2 21 WINBOURNE STREET, WEST RYDE. LOT 4 DP 39266. Local Development Application for alterations and additions and change of use of existing dwelling to a childcare centre for 39 children. LDA2013/0420.**

Note: The Mayor, Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he is familiar with the applicant, having met him on three occasions.

Note: Councillor Yedelian OAM disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he is familiar with the applicant and his family.

Note: Phillip Bongers and Marlicia Travis (objectors on behalf of Marsden High School P&C Association), Wayne Gorman (objector on behalf of Ermington Public School P&C) and Nigel White (planner on behalf of the applicant) addressed the meeting in relation to this Item.

**MOTION:** (Moved by Councillors Laxale and Simon)

- (a) That Local Development Application No. 2013/420 at 21 Winbourne Street, West Ryde, being LOT 4 DP 39266 be refused for the following reasons;
1. The proposal will exacerbate existing traffic congestion along Winbourne Street in morning and afternoon peak periods.
  2. A high volume of children traverse Winbourne Street during weekday morning and afternoon peak periods. The number of vehicles that will be associated with the development is not appropriate for the locality and will put the safety of children at risk.

**ITEM 2 (continued)**

3. The amenity of surrounding residential properties will be detrimentally impeded as exiting and entering their driveways will be added with further difficulty.
  4. The proposal is unacceptable when assessed in terms of Ryde DCP 2010 (Part 3.2 - Child Care Centres):
    - Clause 6.2.1 Size/functionality of play spaces (unencumbered outdoor play space).
  5. The proposal is unacceptable in terms of streetscape impacts as it involves removal of existing/possible landscaped areas within the front setback area of the existing dwelling and replaces these with hard-surface area associated with the car parking spaces and driveways.
  6. In the circumstances of the case, approval of the development is not in the public interest.
- (b) That the applicant be invited to work with Council staff to identify more suitable locations for the provision of Child Care services in the Ryde LDA.
- (c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: Councillors Laxale and Simon

Against the Motion: Councillors Chung and Yedelian OAM

**RESOLUTION:** (Moved by Councillors Simon and Laxale)

That this matter be Recommitted.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter was then Recommitted.

**RECOMMENDATION:** (Moved by Councillors Laxale and Simon)

- (a) That Local Development Application No. 2013/420 at 21 Winbourne Street, West Ryde, being LOT 4 DP 39266 be refused for the following reasons;
1. The proposal will exacerbate existing traffic congestion along Winbourne Street in morning and afternoon peak periods.

**ITEM 2 (continued)**

2. A high volume of children traverse Winbourne Street during weekday morning and afternoon peak periods. The number of vehicles that will be associated with the development is not appropriate for the locality and will put the safety of children at risk.
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  6. In the circumstances of the case, approval of the development is not in the public interest.
- (b) That the applicant be invited to work with Council staff to identify more suitable locations for the provision of Child Care services in the Ryde LDA.
- (c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Laxale and Simon

Against the Motion: Councillors Chung and Yedelian OAM

Note: This matter will be dealt with at the Council Meeting to be held on **10 FEBRUARY 2015** as dissenting votes were recorded.

**3 142 MORRISON ROAD, PUTNEY – LOT 7362 – DP1166680. Development Application for Installation of Playing Field Lighting at Morrison Bay Park. LDA2014/0289.**

Note: Don Bailey (objector), Narelle Luke (objector), Lalitha Krishnan (objector), Kerry Nash (objector on behalf of Morrison Bay Park Community Action Group), Lina Candy and Lou Scarano (supporters on behalf of Putney Rangers FC) and Simon James (applicant on behalf of City of Ryde) addressed the meeting in relation to this Item.

**ITEM 2 (continued)**

Note: Documentation from Don Bailey was tabled in relation to this Item and a copy is ON FILE.

Note: Documentation from Lalitha Krishnan was tabled in relation to this Item and a copy is ON FILE.

Note: Documentation from Margaret Zoumda was tabled in relation to this Item and a copy is ON FILE.

**RECOMMENDATION:** (Moved by Councillor Simon and The Mayor, Councillor Pickering)

- (a) That determination of Local Development Application No. 2014/289 at 142 Morrison Road, Putney is deferred pending additional information to be submitted addressing the issues of concerns raised in the assessment report including; an Acoustic Report which addresses actual park operations associated with the proposed lighting to reflect the arrangements for the use of both Fields, updated Ecological Assessment and Acid Sulphate Soils Management Plan.
- (b) That a further report be submitted to Planning and Environment Committee as soon as practical.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **10 FEBRUARY 2015** as substantive changes were made to the published recommendation.

**ATTACHMENTS**

- 1 Minutes - Planning and Environment Committee - 3 February 2015

**ITEM 2 (continued)**

**ATTACHMENT 1**

**Planning and Environment Committee  
MINUTES OF MEETING NO. 1/15**

**Meeting Date:** Tuesday 3 February 2015

**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde

**Time:** 5.00pm

**Councillors Present:** The Mayor, Councillor Pickering and Councillors Chung (Chairperson), Laxale, Simon and Yedelian OAM.

**Apologies:** Nil.

**Absent:** Councillor Salvestro-Martin.

**Staff Present:** Acting Group Manager – Environment and Planning, Service Unit Manager – Assessment, Service Unit Manager – Urban Planning, Acting Service Unit Manager – Open Space, Team Leader – Assessment, Assessment Officer – Town Planner, Planning Consultant (Creative Planning Solutions), Business Support Coordinator – Environment and Planning, Section Manager - Governance and Governance, Risk and Audit Coordinator.

**DISCLOSURES OF INTEREST**

The Mayor, Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in Item 2, for the reason that he is familiar with the applicant, having met him on three occasions.

Councillor Yedelian OAM disclosed a Less than Significant Non-Pecuniary Interest in Item 2, for the reason that he is familiar with the applicant and his family.

**1 CONFIRMATION OF MINUTES - Meeting held on 2 December 2014**

**RESOLUTION:** (Moved by Councillors Simon and Yedelian OAM)

That the Minutes of the Planning and Environment Committee 13/14, held on 2 December 2014, be confirmed.

**Record of Voting:**

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**2 21 WINBOURNE STREET, WEST RYDE. LOT 4 DP 39266. Local Development Application for alterations and additions and change of use of existing dwelling to a childcare centre for 39 children. LDA2013/0420.**

Note: The Mayor, Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he is familiar with the applicant, having met him on three occasions.

Note: Councillor Yedelian OAM disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he is familiar with the applicant and his family.

Note: Phillip Bongers and Marlicia Travis (objectors on behalf of Marsden High School P&C Association), Wayne Gorman (objector on behalf of Ermington Public School P&C) and Nigel White (planner on behalf of the applicant) addressed the meeting in relation to this Item.

**MOTION:** (Moved by Councillors Laxale and Simon)

- (a) That Local Development Application No. 2013/420 at 21 Winbourne Street, West Ryde, being LOT 4 DP 39266 be refused for the following reasons;
1. The proposal will exacerbate existing traffic congestion along Winbourne Street in morning and afternoon peak periods.
  2. A high volume of children traverse Winbourne Street during weekday morning and afternoon peak periods. The number of vehicles that will be associated with the development is not appropriate for the locality and will put the safety of children at risk.
  3. The amenity of surrounding residential properties will be detrimentally impeded as exiting and entering their driveways will be added with further difficulty.
  4. The proposal is unacceptable when assessed in terms of Ryde DCP 2010 (Part 3.2 - Child Care Centres):
    - Clause 6.2.1 Size/functionality of play spaces (unencumbered outdoor play space).
  5. The proposal is unacceptable in terms of streetscape impacts as it involves removal of existing/possible landscaped areas within the front setback area of the existing dwelling and replaces these with hard-surface area associated with the car parking spaces and driveways.
  6. In the circumstances of the case, approval of the development is not in the public interest.
- (b) That the applicant be invited to work with Council staff to identify more suitable locations for the provision of Child Care services in the Ryde LDA.

**ITEM 2 (continued)**

**ATTACHMENT 1**

(c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: Councillors Laxale and Simon

Against the Motion: Councillors Chung and Yedelian OAM

**RESOLUTION:** (Moved by Councillors Simon and Laxale)

That this matter be Recommended.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter was then Recommended.

**RECOMMENDATION:** (Moved by Councillors Laxale and Simon)

(a) That Local Development Application No. 2013/420 at 21 Winbourne Street, West Ryde, being LOT 4 DP 39266 be refused for the following reasons;

1. The proposal will exacerbate existing traffic congestion along Winbourne Street in morning and afternoon peak periods.
2. A high volume of children traverse Winbourne Street during weekday morning and afternoon peak periods. The number of vehicles that will be associated with the development is not appropriate for the locality and will put the safety of children at risk.
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6. In the circumstances of the case, approval of the development is not in the public interest.



**ITEM 2 (continued)**

**ATTACHMENT 1**

- (b) That the applicant be invited to work with Council staff to identify more suitable locations for the provision of Child Care services in the Ryde LDA.
- (c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Laxale and Simon

Against the Motion: Councillors Chung and Yedelian OAM

Note: This matter will be dealt with at the Council Meeting to be held on **10 FEBRUARY 2015** as dissenting votes were recorded.

**3 142 MORRISON ROAD, PUTNEY – LOT 7362 – DP1166680. Development Application for Installation of Playing Field Lighting at Morrison Bay Park. LDA2014/0289.**

Note: Don Bailey (objector), Narelle Luke (objector), Lalitha Krishnan (objector), Kerry Nash (objector on behalf of Morrison Bay Park Community Action Group), Lina Candy and Lou Scarano (supporters on behalf of Putney Rangers FC) and Simon James (applicant on behalf of City of Ryde) addressed the meeting in relation to this Item.

Note: Documentation from Don Bailey was tabled in relation to this Item and a copy is ON FILE.

Note: Documentation from Lalitha Krishnan was tabled in relation to this Item and a copy is ON FILE.

Note: Documentation from Margaret Zoumda was tabled in relation to this Item and a copy is ON FILE.

**RECOMMENDATION:** (Moved by Councillor Simon and The Mayor, Councillor Pickering)

- (a) That determination of Local Development Application No. 2014/289 at 142 Morrison Road, Putney is deferred pending additional information to be submitted addressing the issues of concerns raised in the assessment report including; an Acoustic Report which addresses actual park operations associated with the proposed lighting to reflect the arrangements for the use of both Fields, updated Ecological Assessment and Acid Sulphate Soils Management Plan.
- (b) That a further report be submitted to Planning and Environment Committee as soon as practical.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **10 FEBRUARY 2015** as substantive changes were made to the published recommendation.

The meeting closed at 6.40pm.

CONFIRMED THIS 17TH DAY OF FEBRUARY 2015.

Chairperson

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**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 1/15  
held on 3 February 2015**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/15/1/2/2 - BP15/114

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**REPORT SUMMARY**

Attached are the Minutes of the Works and Community Committee Meeting 1/15 held on 3 February 2015. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

All items (1, 2 and 3) were dealt with by the Committee within its delegated powers.

As a result, no Committee recommendations are submitted to Council for determination in accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees.

**RECOMMENDATION:**

That Council note that all Items of the Works and Community Committee Meeting 1/15 held on 3 February 2015 were dealt with by the Committee within its delegated powers.

**ATTACHMENTS**

- 1 Minutes - Works and Community Committee - 3 February 2015

**ITEM 3 (continued)**

**ATTACHMENT 1**

**Works and Community Committee  
MINUTES OF MEETING NO. 1/15**

**Meeting Date:** Tuesday 3 February 2015

**Location:** Committee Room 1, Level 5, Civic Centre, 1 Devlin Street, Ryde

**Time:** 5.00pm

**Councillors Present:** Councillors Maggio (Chairperson), Etmekdjian, Li and Perram.

**Apologies:** Councillor Pendleton.

**Staff Present:** Acting Group Manager – Community Life, Group Manager – Public Works, Service Unit Manager – Project Development, Section Manager – Asset Systems, Section Manager – Traffic, Traffic Engineer, Team Leader – Traffic Services and Executive Assistant to Mayor and Councillors.

**DISCLOSURES OF INTEREST**

There were no Disclosures of Interest.

**1 CONFIRMATION OF MINUTES - Meeting held on 2 December 2014**

**RESOLUTION:** (Moved by Councillors Li and Etmekdjian)

That the Minutes of the Works and Community Committee No. 14/14 held on 2 December 2014, be confirmed.

**Record of Voting:**

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

**2 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE TRAFFIC COMMITTEE held on 27 November 2014**

**RESOLUTION:** (Moved by Councillors Perram and Li)

- (a) That Council adjust the Bus Zone and parking restrictions along Ryedale Road, West Ryde (interchange side) to improve safety as follows:
- a. Bus Zone: 3:00pm-4:00pm; Mon-Fri for a length of 12.5m directly north of the existing Bus Zone.
  - b. 1P: 8:30am-3:00pm; 4:00pm-6:00pm; Mon-Fri; 8:30am-12:00pm; Sat.

**ITEM 3 (continued)**

**ATTACHMENT 1**

- c. That the bus zone be relocated a further 8m north of the pedestrian crossing.
- (b)
  - (i) That Council adopt the following measures to manage traffic in the vicinity of Princes Street, Putney:
    - a. Use of police enforcement signage to emphasise the local area speed limit of 50 km/h.
    - b. Use of local police enforcement program to address speeding behavioural issues with drivers through financial penalty.
    - c. Use of periodic Variable Message Signs (VMS) to reinforce the 50kph speed limit
  - (ii) That Council consider the following measures in consultation with the affected residents.
    - a. Use of horizontal deflection-slow point on Princes Street and Gladstone Avenue to influence drivers to slow down in order to navigate the Slow Point safely
    - b. Use of vertical deflection-speed cushions on Gladstone Avenue and Princes Street to influence drivers to slow down
    - c. Removal of 3T load limit on the westbound direction of Morrison Road to divert heavy vehicles from Princes Street (a local road) to Morrison Road (a collector road)
- (c) That Council install 'No Parking' signage along the full length of the frontage of No.283 Blaxland Road, Ryde on Kulgoa Avenue to comply with the Conditions of Consent.
- (d) That Council install No Parking signs on Cutler Parade between the entrance and exit of the Council car park, No.6-8.
- (e) That Council install 'KEEP CLEAR' pavement marking across the carriageway of Shaftsbury Road, outside the rear entrance of Eastwood Fire Station.
- (f) That Council:
  - (i) Replace the eight (8) 1P: 9:30am-7:30pm; Mon-Sat parking spots on West Parade with No Parking: 6am-10am, 3pm-7pm; Mon-Sun; 1P: 10am-3pm, 7pm-6am; Mon-Sun with supplementary blue and white 'Kiss and Ride' signs.
  - (ii) Install 1/4P: 6am-7pm; Mon-Sun; Rear-to-kerb to five (5) of the unrestricted parking bays outside Eastwood Station.
  - (iii) Install 1P: 6am-7pm; Mon-Sun; Rear-to-kerb to six (6) of the unrestricted parking bays outside Eastwood Station.
  - (iv) Install directional 'Kiss and Ride' signs at two (2) locations (Eastwood Library and the western entrance of Eastwood Station) to direct the pedestrians to areas for kiss and ride.

**ITEM 3 (continued)**

**ATTACHMENT 1**

- (v) Council pursue a response from Parramatta Council in respect of a roundabout at the intersection of Wingate Ave and West Parade Eastwood.
- (g) That Council implement a 'No Parking' zone on the south side of Adelphi Road, Marsfield.
- (h) That Council:
  - (i) Install 'No Parking; 7:00am-5:00pm; Mon-Sat' signage for 101m along the Porter Street frontage of 74-76 Belmore Street, between the existing 'No Parking' across the subject site access and the 'No Stopping' zone 10m from the intersection of Junction Street.
  - (ii) Remove this arrangement once the Occupation Certificate has been provided to the developer.
- (i) That Council install a median island stop treatment in accordance with drawing reference 59113B Issue 'B.'
- (j) That Council change the 'Kiss and Ride' zone outside Ryde Public School to 15 minute parking outside of 'school zone' times (1/4P: 6am-8am; 9:30am-2:30pm; 4pm-6pm, Mon-Fri).
- (k) That Council install 'No Stopping' signs for 10m on the north side of the driveway of No. 94-116 Culloden Road, Marsfield.
- (l) That Council install a pedestrian refuge in Dayman Place Marsfield, at Epping Road, as per the detailed design, subject to funding availability.
- (m) That Council convert the 'No Stopping' zone on Hillview Lane, between Coolgun Lane and West Parade, Eastwood, to a 'No Parking' zone.
- (n) That Council extend the time restrictions operating hours of the 1/4P on-street parking spaces on Angas Street, Meadowbank, from 7am-5pm to 7am-10pm; Mon-Fri.
- (o) That Council convert the existing timed 'No Parking: 6am-10am; 3pm-7pm; Mon-Fri' Zone on Belmore Street, south of Junction Street, to unrestricted parking.
- (p) That Council convert the linemarkings and remove the 'No Stopping' signage on the western section of Vimiera Road, between Elk Street and Rugby Road, Eastwood, to provide the following arrangement:
  - (i) Two (2) 3.25m travelling lanes with Bicycle logos to promote a shared road for vehicles and cyclists.
  - (ii) One (1) 2.5m parking lane on the western side of Vimiera Road.
- (q) That Council modify the parking restrictions along the frontage of No.1-5 Chatham Road to:
  - (i) 1/2P: 10am-3pm, Mon-Fri; 8:30am-12:30pm, Sat
  - (ii) No Stopping: 6am-10am; 3pm-7pm, Mon-Fri

**ITEM 3 (continued)**

**ATTACHMENT 1**

- (iii) The parking restrictions to apply on Saturdays are to be for a three month trial period to commence on date of installation.

**Record of Voting:**

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

**3 PROJECT STATUS REPORT AS AT 31 DECEMBER 2014 - PROJECT DEVELOPMENT UNIT**

**RESOLUTION:** (Moved by Councillors Perram and Etmekdjian)

That Council receive and note this report.

**Record of Voting:**

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

The meeting closed at 5.30pm.

CONFIRMED THIS 3RD DAY OF MARCH 2015.

Chairperson