

**Meeting Date:** Tuesday 12 March 2013  
**Location:** Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 7.30pm

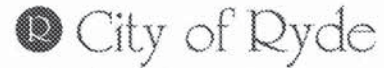
**ATTACHMENTS FOR Council Meeting**

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**ITEM 4 (continued)**

**ATTACHMENT 1**

**ATTACHMENT 1  
RECORD OF PUBLIC MEETING:**



Lifestyle and opportunity  
@ your doorstep

5 February 2013  
7.30pm to 10.35pm  
Rooms 2 and 3, Level 5, Civic Centre

Subsequent reconvened to

7 February 2013  
7.00pm to 11.30pm  
Rooms 2 and 3, Level 5, Civic Centre

**Attendance:**

|                  |                             |
|------------------|-----------------------------|
| Present          | The Mayor, Councillor Petch |
| Present          | Councillor Maggio           |
| Present          | Councillor Laxale           |
| Leave of Absence | Councillor Etmekdjian       |
| Present          | Councillor Chung            |
| Present          | Councillor Li               |
| Leave of Absence | Councillor Simon            |
| Present          | Councillor Yedelian OAM     |
| Present          | Councillor Pendleton        |
| Present          | Councillor Pickering        |
| Present          | Councillor Salvestro-Martin |
| Present          | Councillor Perram           |

**Staff in attendance:**

General Manager, Group Manager Environment and Planning, Manager Urban Planning,  
Manager Governance and Strategic Planner

**The Workshop commenced at 7.30pm**

*Speakers*

**PUBLIC PARTICIPATION**

**Topic: Housing**

|    | <b>Speakers</b>  |
|----|------------------|
| 1. | Mr Rocky Tassone |
| 2. | Ms Kay Britten   |

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**ATTACHMENT 1**

|    |  |
|----|--|
| 3. | Mr Raffaello Angelo Barbagallo                             |
| 4. | Mr Ronny Abram – did not speak                             |
| 5. | Mr Peter John Hall (representing Peter Hall Architect P/L) |

**Workshop Direction:**

That all current dual occupancy duplexes be allowed torrens title - **SUPPORTED**

That there be consideration in future of minimum size lots of 450m<sup>2</sup>. Frontage (including consideration of a reduction to 15m-18m frontage), size and amenity would need to come back as an amendment to the LEP – **NOT SUPPORTED**

That linear separation be removed from the DCP - **SUPPORTED**

**Topic: Gladesville**

|     | <b>Speakers</b>  |
|-----|--|
| 6.  | Mr Ted Webber (representing Residents for appropriate dev)                                       |
| 7.  | Mr Philip Howe   |
| 8.  | Ms Patricia Bloomfield (representing Residents against inappropriate development)                |
| 9.  | Mr Justin Kucic  |
| 10. | Mr Roger Hooper (representing Christ Church)   |
| 11. | Mr Sam Circosta  |
| 12. | Mr Andy Ludvik (representing Ray Dresdner & Other owners of land in Gladesville industrial area) |
| 13. | Mr Andy Ludvik (representing The Quek Family)  |
| 14. | Mr Russell Olsson (representing The Quek Family)   |
| 15. | Dr Jeremy Quek (representing The Quek Family)  |
| 16. | Mr Aaron Lynch   |
| 17. | Mrs Angela Pozzolungo  |
| 18. | Mr Kevin Bevitt  |
| 19. | Mr Aras Labutis (representing Land Owners)   |

**Workshop Direction:**

That consideration be given to inviting a planning proposal for 2 College Street - **SUPPORTED**

**ITEM 4 (continued)**

**ATTACHMENT 1**

That consideration be given to inviting a planning proposal for 44 – 48 Eltham Street - **SUPPORTED**

That consideration be given to inviting a planning proposal for 2-14 Tennyson Road - **SUPPORTED**

That consideration be given to inviting a planning proposal for bulky goods being an additional land use in the IN2 zone - **SUPPORTED**

That consideration be given to not progressing the rezoning in 11-15 Farm Street - **SUPPORTED**

That consideration be given to not progressing the rezoning of Our Lady Queen of Peace – **SUPPORTED**

*Reconvened to 7 February 2013 at 7.30pm in Rooms 2 and 3 on Level 5, Civic Centre the time being 10.35 pm.*

**ITEM 4 (continued)**

**ATTACHMENT 1**

**RECORD OF PUBLIC MEETING - RECONVENED:**

7 February 2013  
7.00pm to 11.30pm  
Rooms 2 and 3, Level 5, Civic Centre

**Attendance:**

|                    |                             |
|--------------------|-----------------------------|
| Present            | The Mayor, Councillor Petch |
| Absent             | Councillor Maggio           |
| Present            | Councillor Laxale           |
| Leave of Absence   | Councillor Etmekdjian       |
| Present            | Councillor Chung            |
| Arrived at 10.45pm | Councillor Li               |
| Leave of Absence   | Councillor Simon            |
| Present            | Councillor Yedelian OAM     |
| Present            | Councillor Pendleton        |
| Present            | Councillor Pickering        |
| Present            | Councillor Salvestro-Martin |
| Present            | Councillor Perram           |

**Staff in attendance:**

Group Manager Environment and Planning, Manager Urban Planning, Manager Governance and Strategic Planner

**The Workshop commenced at 7.00pm**

**Topic: Macquarie Park**

|     | <b>Speakers</b>   |
|-----|---|
| 20. | Ms Sophie Zhang   |
| 21. | Ellen Robertshaw (representing Morling College) – did not speak, not present              |
| 22. | Mr Patrick Azizi (representing Alnox Pty Ltd - 12A Epping Rd North Ryde)                  |
| 23. | Mr Peter Azizi (representing Raymond B. Azizi of 86 Blenheim Rd North Ryde) did not speak |
| 24. | Mr Paul Azizi (representing 12A & 14 Epping Rd & 86 Blenheim Rd North Ryde)               |
| 25. | Mr Raymond Azizi – did not speak  |

**Workshop Direction:**

That consideration be given to inviting a planning proposal 12A, 14 Epping Road and 86 Blenheim Road - **SUPPORTED**

**ITEM 4 (continued)**

**ATTACHMENT 1**

**Topic: Meadowbank**

|     | <b>Speakers</b>  |
|-----|--|
| 26. | Mr Ben Hendriks (representing O'Brien Engineering Pty Ltd) |
| 27. | Mr Graham Kennard  |
| 28. | Mr Gary Lynch (representing Harrod & Skinner Pty Ltd)      |

**Workshop Direction:**

That a further more detailed Masterplan be initiated by Council for the area in Meadowbank bounded by Railway street, Constitution Road, Bowden Street and the Water Point development in the south. - **SUPPORTED**

**Topic: Environment**

|     | <b>Speakers</b>   |
|-----|---|
| 29. | Ms Jill Hartley   |
| 30. | Ms Jennie Minifie (representing Ryde Environment Group) |
| 31. | Mr Noel Plumb (representing Ryde Community Alliance)    |

**Workshop Direction:**

That a further community workshop be held to address the issues raised in particular the rezoning of additional land to E2 with as much clarity provided as possible - **SUPPORTED**

That Council support the retention of the Tennis World site and land adjoining Bundarra Reserve as recreational/bushland (Note: this direction would be undertaken through a political process rather than an amendment to the planning controls) - **SUPPORTED**

**Topic: Eastwood, West Ryde, Putney**

|     | <b>Speakers</b>   |
|-----|---|
| 32. | Mr Arnold Docker – did not speak/ not present   |
| 33. | Mr Tod Anderson   |
| 34. | Mr Jon Griffiths (representing Residents in Lakeside Rd and Glen St) – did not speak/ not present |
| 35. | Mr Peter Lubrano (representing Strata Plan 5991)  |

**Workshop Direction:**

That the Section 96 application in relation to 6 Clare Street Gladesville be brought to the Planning and Environment Committee – **SUPPORTED**

That Council commit to maintaining Cottonwood and Peachtree Road as roads – **SUPPORTED**

**The Workshop finished at 11.30pm**

**ITEM 4 (continued)**

**ATTACHMENT 1**

**SUMMARY OF PROPOSED ACTIONS**

Based on the Council discussions that occurred at the Open Community Workshop the following actions are proposed:-

- Draft Ryde LEP 2011 be amended by:-
  - Reinstating the zoning and land use controls under LEP 2010 for 11 – 15 Farm Street and 14 – 20 Oxford St Gladesville.
  - enabling the Torrens titling of current dual occupancy developments.
- Council reaffirming its previous decision (made through adoption of the Local Planning Study 2010) to delete linear separation as a control with respect to dual occupancy and multi dwelling housing developments from Draft DCP 2011
- A detailed Masterplan be initiated for the area in Meadowbank bounded by Railway Rd, Constitution Rd, Bowden St and the Water Point development in the south. This will involve the engagement of consultants at an estimated cost of \$150 000, such money will need to be allocated from General Revenue. The Masterplan would be commenced in the next 6 months and any amendments required to LEP 2011 would be carried out through a separate planning proposal.
- A Community Open Workshop to address the issues raised in particular the rezoning of additional land to E2 be held prior to the finalisation of Council's Bushland Management Plan. Council is currently reviewing, as required, all Parks Plans of Management. Recently reviewed Plans of Management include:-
  - Putney Park (adopted 11/10/2011) – 8.8ha
  - Shrimptons Creek Parklands (adopted 13/12/12) – 7parks
  - Ryde Riverside Reserve (end 2013) – 14parks
  - Ryde Park – to commence shortly

The focus of review is on the 54 parks identified as containing bushland/natural areas. It is proposed to develop a Bushland Plan of Management to enable consistent and appropriate management of bushland/natural areas throughout Ryde. The zoning of parks containing bushland/natural areas is to be assessed by consultants as part of that Plan. A report to Council seeking adoption of a Bushland Plan of Management is anticipated to be presented to Council in 2013/14. It is considered that prior to finalisation of the Bushland Plan of Management the Open Community Workshop should be held to inform that Plan.

- Planning Proposals be accepted for consideration by Council for the properties: -
  - 12A, 14 Epping Rd/86 Blenheim Rd North Ryde
  - 2 – 14 Tennyson Rd Gladesville
  - 2 College St/10 Monash Rd Gladesville
  - Bulky goods premises in the IN2 zone in Gladesville.
- That Council continue expressing its preferred planning outcomes regarding development of land within the North Ryde Station Precinct and surrounding areas, in particular the retention of the Tennis World site and land adjoining Bundarra Reserve as recreational/bushland with State Government agencies to ensure the best and most appropriate outcomes for the area.
- That a Section 96 application in relation to 6 Clare St Gladesville be brought to the Planning and Environment Committee. A LDA for a new driveway and parking bay was approved by Council in August 2012 at 6 Clare St. The owner of the property has submitted a *s96 Modification of consent* to delete condition 49 of the original approval related to on going maintenance and a restriction on Title which will have the effect that the current and future property owners shall be required to maintain all the works shown on the Approved plans.
- That Council commits to maintaining Cottonwood Crescent and Peachtree Rd as roads. The concern of the speaker at the Workshop with respect to this matter was that the zoning of roads RE1 could have legal implications with respect to the continued use of the land as a road.