

Meeting Date: Tuesday 5 June 2012
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 4.10pm

Councillors Present: Councillors Pickering (Chairperson), Butterworth, O'Donnell and Yedelian OAM.

In the absence of Councillor Pickering, the Deputy Chairperson – Councillor Yedelian OAM chaired Items 1 and 2 of the meeting.

Councillor Pickering arrived at 4.25pm and was not present for consideration of Items 1 and 2.

Apologies: Councillor Salvestro-Martin.

Staff Present: Group Manager – Environment & Planning, Manager Assessment, Manager Environmental Health & Building, Business Support Coordinator – Environment & Planning, Team Leader – Assessment, Team Leader – Major Development Team, Town Planner and Meeting Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 15 May 2012

Note: Councillor Pickering was not present for consideration of this Item.

RESOLUTION: (Moved by Councillors O'Donnell and Yedelian OAM)

That the Minutes of the Planning and Environment Committee 6/12, held on Tuesday 15 May 2012, 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.

2 252 MORRISON ROAD, PUTNEY. LOT 97 DP 8902. Local Development Application for demolition, construction of new dual occupancy (attached). LDA2012/0069.

Note: Councillor Pickering was not present for consideration of this Item.

RECOMMENDATION: (Moved by Councillors Butterworth and O'Donnell)

That consideration of Local Development Application No. 2012/69 at No. 252 Morrison Road, Putney being LOT 97 DP 8902 be deferred to the next available Planning and Environment Committee Meeting for a site inspection to be undertaken and to enable the objectors to attend and address the meeting in respect of this matter.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **12 JUNE 2012** as substantive changes were made to the published recommendation.

3 2-4 PORTER STREET AND 80 BELMORE STREET, RYDE. LOT 1 DP 776768 & LOT 12 DP 4481. Section 96(1A) Application to amend the development consent 2010/0331 for a mixed use development. MOD2011/0185.

Note: Mr Peter Brooks (Architect on behalf of the applicant) was available to answer questions in relation to this Item.

RECOMMENDATION: (Moved by Councillors O'Donnell and Yedelian OAM)

(a) That the Section 96 application to modify Local Development Application No. MOD2011/0185 at 2 Porter Street, Ryde being LOT 1 DP 776768 be approved subject to the acceptance of the Deed made by Ryde Developments Pty Limited at the meeting in which Council adopts the recommendation of the Planning and Environment Committee meeting dated 5 June 2012 and conditions 1, 2, 5 and 133 being amended to read as follows:

- 1. Approved Plans** - Development is to be carried out in accordance with the following plans and supporting documentation as submitted to Council, except where amended by these conditions of consent:

Document	Author	Date and Revision
Site Plan	Brooks Projects Architects	Sk1g dated 28/11/11
Basement Plans	Brooks Projects Architects	Sk2i dated 25/10/11

Building A Porter Street Level 1	Brooks Projects Architects	Sk3k dated 13/12/11
Building A Porter Street levels 2 and 3	Brooks Projects Architects	Sk4h dated 25/10/11
Building A porter Street Levels 4 and 5	Brooks Projects Architects	Sk5h dated 25/10/11
Building A Porter Street Level 6	Brooks Projects Architects	Sk6g dated 17/9/10
Building B Belmore Street Level 1	Brooks Projects Architects	Sk7i dated 12/12/11
Building B Belmore Street Levels 2-5	Brooks Projects Architects	Sk8f dated 5/5/10
Building B Belmore Street Level 6	Brooks Projects Architects	Sk9g dated 8/9/10
Elevations	Brooks Projects Architects	Sk10h dated 25/10/11
Sections	Brooks Projects Architects	Sk11f dated 15/3/10
Belmore Street elevations	Brooks Projects Architects	Sk12f dated 28/6/10
Section through unit terraces	Brooks Projects Architects	Sk14 dated 21/10/10
Section through walkway	Brooks Projects Architects	Sk13 dated 21/10/10
Landscape plan	Jocelyn Ramsay and Associates Pty Ltd	10-008/R May 05

- 2a. Voluntary Planning Agreement** - Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, the Voluntary Planning Agreement between the City of Ryde and Hayes (Holdings) Pty Limited that relates to the development application the subject of this consent, must be registered on the title of the property prior to the lodgement of any application for a certificate under section 109C of the Environmental Planning and Assessment Act 1979.
- 2b. Deed.** Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, the Deed between the City of Ryde and Ryde Developments Pty Ltd that relates to the Section 96 Application MOD2011/0185, must be registered on the title of the property prior to the lodgement of any application for a certificate under section 109C of the Environmental Planning and Assessment Act 1979.
- 5. Compliance with BASIX** - The development is to be carried out in compliance with BASIX Certificate No. 421488M dated 28 April 2012.
- 133. Allocation of Car Parking** - Car parking is to be provided in accordance with the following:
- 88 resident spaces (Note: for the purposes of car parking, the home/office units have been assessed as residential).
 - 17 residential visitor spaces
 - 5 commercial spaces
 - The remaining 4 car parking spaces are to be allocated to the home/offices units on the ground floor.

- (b) That Council enter into the Deed made by Ryde Developments Pty Limited as part of the Section 96 Application MOD2011/0185 to Development Consent 2010/331 at 2-4 Porter Street and 80 Belmore Street, Ryde.
- (c) That the persons who made submissions be advised of Council's decision.
- (d) That the letters of objection in respect of Porter Street be referred to Ryde's Traffic Committee for review.

Record of Voting:

For the Motion: Councillors Pickering, O'Donnell and Yedelian OAM

Against the Motion: Councillor Butterworth

Note: This matter will be dealt with at the Council Meeting to be held on **12 JUNE 2012** as dissenting votes were recorded.

The meeting closed at 4.50pm.

CONFIRMED THIS 19TH DAY OF JUNE 2012.

Chairperson