

Meeting Date: Tuesday 6 March 2012
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 4.04pm

Councillors Present: The Mayor, Councillor Etmekdjian and Councillors Yedelian OAM (Chairperson), O'Donnell and Pickering.

In the absence of Councillor Pickering, the Deputy Chairperson – Councillor Yedelian OAM chaired the meeting.

Councillor Pickering arrived at 5.21pm during discussion of Item 2 and was not present for consideration of Item 1 or inspections.

Apologies: Councillors Butterworth and Salvestro-Martin.

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

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 21 February 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 2/12, held on Tuesday 21 February 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 83 CHAMPION ROAD, TENNYSON POINT. LOT D DP 18203. Local Development Application for alterations and additions to existing dwelling and swimming pool. LDA2011/0444.

Report: The Committee inspected the property at 83 Champion Road, Tennyson Point.

Note: A Memorandum from the Group Manager – Environment and Planning dated 5 March 2012 together with attachments was tabled in relation to this Item and a copy is ON FILE.

Note: Mr Edward O’Loughlin (objector) and Mr John Koprivnjak (owner) addressed the Committee in relation to this Item.

RESOLUTION: (Moved by Councillors O’Donnell and The Mayor, Councillor Etmekdjian)

(a) That Local Development Application No.2011/444 at 83 Champion Road, Tennyson Point being LOT D DP 18203 be approved subject to the **ATTACHED** conditions (Attachment 1) with a slight amendment to Condition (b) to read as follows:-

(b) To ensure privacy to the adjoining properties, a side privacy screen is to be provided along the northern side elevation of the rear alfresco deck area. The fixed privacy screen is to have a minimum height of 1.6m above the deck level, as shown in red on the approved plans. The required privacy screen shall be constructed of complimentary materials and shall not allow greater than 50% visible transparency to the adjoining northern property.

Along the southern south elevation the full height privacy screen on the pool wall is to be of **frosted** glass up to a minimum height of 2.5m from pool level. Details of the privacy screen and glass screen shall be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

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

Record of Voting:

For the Motion: Unanimous

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

**3 51-75 BUFFALO ROAD & 43A HIGGINBOTHAM ROAD, GLADESVILLE.
LOT 12 DP83596. Section 96 application under the Environmental
Planning & Assessment Act, 1979, to amend the secondary access
arrangements to the Ryde Bus Depot. LDA2006/335 / MOD2011/143.**

Report: The Committee inspected the property at 51-75 Buffalo Road & 43A Higginbotham Road, Gladesville.

Note: Mr John Crow (applicant) addressed the Committee in relation to this Item.

RESOLUTION: (Moved by Councillors O'Donnell and Pickering)

(a) That the Section 96 application MOD2011/143 to modify Local Development Application No. 2006/335 relating to the Ryde Bus Depot at 43A Higginbotham Road and 51-75 Buffalo Road, Ryde, being Lot 12 in DP 83596, be approved and the consent be amended by replacing condition 1 with the following:

1. Development is to be carried out in accordance with the Plans No. DA02 (Rev B) as amended by plan DA02 A1 Issue C dated 21/9/11, TDA02 (Rev C), DA03 (Rev B), TDA03 (Rev C), DA04 (Rev B), TDA04 (Rev B), DA05 (Rev B) and TDA05 (Rev B), LA 01-02 and support information submitted to Council

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

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 APRIL 2012.

Chairperson