

Meeting Date: Tuesday 15 May 2012

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

Time: 4.05pm

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

Apologies: Councillors Butterworth and Salvestro-Martin.

Staff Present: Group Manager – Environment & Planning, Service Unit Manager Assessment, Service Unit Manager Environmental Health & Building, General Counsel, Business Support Coordinator – Environment & Planning, Assessment Officer, Team Leader – Fast Track Team, Senior Town Planner, Team Leader – Development Engineers and Meeting Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 1 May 2012

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

That the Minutes of the Planning and Environment Committee 5/12, held on Tuesday 1 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 62 HIGGINBOTHAM ROAD, GLADESVILLE. LOT 4 DP 814502. Local Development Application to erect a front and side boundary fence 1.2m & 1.8m high. LDA2011/0665.

Report: The Committee inspected the property at 62 Higginbotham Road, Gladesville.

Note: A letter from Schrader Legal (on behalf of applicant) dated 11 May 2012 was tabled in relation to this Item and a copy is ON FILE.

Note: A letter from Julian and Catriona Brown (objectors) dated 13 February 2012 was tabled in relation to this Item and a copy is ON FILE.

Note: Mr Julian Brown and Mrs Catriona Brown (objectors) and Mrs Kate Curtis and Mr Steve Curtis (objectors representing the owners of 60 and 60A Higginbotham Road) and Mr Jim Saunders (applicant) addressed the Committee in relation to this Item.

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

- (a) That consideration of Local Development Application No. LDA 2011/665 at 62 Higginbotham Road, Gladesville be deferred until the Planning and Environment Committee Meeting on 5 June 2012 to allow the applicant's legal representatives time to review the report and make representations to Council prior to the application being determined.
- (b) That Council's General Counsel and Service Unit Manager – Assessment undertake discussions with the Group Manager – Public Works to cost the rectification works to reconstruct the driveway and General Counsel also investigate options of compulsory acquisition and provide further information to Councillors.
- (c) That all interested residents be notified in writing of the recommendations of Council staff before going to the Planning and Environment Committee and be individually contacted by phone or email to be advised of the Committee Meeting.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **22 MAY 2012** as substantive changes were made to the published recommendation.

3 40 SHEPHERD STREET, RYDE. LOT 79 DP 5887. Local Development Application for demolition and construction of six dwellings under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. LDA2011/0625.

Report: The Committee inspected the property at 40 Shepherd Street, Ryde.

Note: A letter from D To and V Phan (objectors) dated 21 February 2012, together with an undated document including photographs and plans was tabled in relation to this Item and a copy is ON FILE.

Note: Mr Alex Koussas (objector), Mr Darby To (objector representing the owners of 36, 37, 37A, 38, 39 and 41 Shepherd Street and the owners of 27, 29 and 31 Addington Avenue), Mr Glen Macabenta (objector) and Ms Ann Biddle (objector) and Mr Ian Glendinning (representing the applicant) addressed the Committee in relation to this Item.

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Pickering)

- (a) That Local Development Application No. LDA 2011/625 at 40 Shepherd Street, Ryde being LOT 79 in DP 5887 be refused for the following reasons:-
1. The development as proposed will be detrimental to the character of the area having 4 x two storey dwellings resulting in unacceptable bulk, scale and massing.
 2. The development as proposed will have an adverse impact on the amenity of adjoining dwellings in regards to privacy, overlooking and overshadowing.
 3. The development is an overdevelopment of the site and provides insufficient parking.
 4. The proposal does not comply with Council's DCP 2010 – Part 8.2 Stormwater Management in relation to on-site detention volumes and insufficient freeboard between the finished floor and ground levels.
 5. The development is not in the public interest as evident by the submissions made.
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Councillors Pickering and Yedelian OAM

Against the Motion: Councillor O'Donnell

Note: This matter will be dealt with at the Council Meeting to be held on **22 MAY 2012** as dissenting votes were recorded and substantive changes were made to the published recommendation.

The meeting closed at 6.10pm.

CONFIRMED THIS 5TH DAY OF JUNE 2012.

Chairperson