

**Meeting Date:** Tuesday 17 July 2012  
**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 4.03pm

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

Councillor Salvestro-Martin arrived during inspections and apologised for his late arrival.

**Apologies:** Nil.

**Staff Present:** Group Manager – Environment & Planning, Service Unit Manager Assessment, Service Unit Manager Environmental Health & Building, Business Support Coordinator – Environment & Planning, Team Leader – Development Engineer, Team Leader – Assessment, Assessment Officer, Service Unit Manager Governance and Councillor Support Coordinator.

Stuart Harding and Anna Michal from Willana Associates (Consultants) were present on behalf of Council for Items 2 and 3.

### **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

#### **1 CONFIRMATION OF MINUTES - Meeting held on 19 June 2012**

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

That the Minutes of the Planning and Environment Committee 8/12, held on Tuesday 19 June 2012, be confirmed.

#### **Record of Voting:**

For the Motion: Unanimous

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

- 2 3-5 TRELAWNEY STREET, EASTWOOD. LOTS A & B in DP 401296.  
Construction and strata subdivision of a mixed use development,  
consisting of a building with 6 retail /commercial tenancies; 61 units and  
basement parking for 108 cars. LDA 2011/0611.**

Report: The Committee inspected the property at 3-5 Trelawney Street, Eastwood.

Note: Mr Terry Morris, Mr Andy Ludvik and Mr Peter Sullivan (on behalf of the applicant) addressed the Committee in relation to this Item.

Note: Correspondence from John Goubran (owner) was provided to Councillors in relation to this item and a copy is ON FILE.

**RECOMMENDATION:** (Moved by Councillors Salvestro-Martin and Yedelian OAM

- (a) That Local Development Application No. 2011/0611 at 3-5 Trelawney Street, Eastwood, being Lots A and B in DP 401296 be approved subject to specific conditions of approval being provided by the Group Manager Environment and Planning at the Council Meeting to be held 24 July 2012.
- (b) That the Voluntary Planning Agreement also be approved and that the Group Manager Environment and Planning be delegated to finalise the Voluntary Planning Agreement with N & G Projects Pty Ltd in accordance with the submitted Voluntary Planning Agreement and the applicable legal requirements under the *Environmental Planning and Assessment Act 1979* for a one-off monetary contribution of \$150,000.
- (c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: Councillors Pickering, Salvestro-Martin and Yedelian OAM

Against the Motion: Councillors Butterworth and O'Donnell

Note: This matter will be dealt with at the Council Meeting to be held on **24 JULY 2012** as substantive changes were made to the published recommendation and dissenting votes were recorded

**3 7-9 RUTLEDGE STREET, EASTWOOD, LOT 23 DP 4231, LOT 24 DP 653568. Construction and strata subdivision of a mixed use building with 6 retail / commercial tenancies, 79 units and associated basement parking for 155 cars. LDA 2011/0612.**

Report: The Committee inspected the property at 7-9 Rutledge Street, Eastwood.

Note: Mr Terry Morris and Mr Andy Ludvik (on behalf of the applicant) and Mr Bruce Lyon (on behalf of the owner) addressed the Committee in relation to this Item.

Note: Correspondence from John Goubran (adjoining owner) was provided to Councillors in relation to this item and a copy is ON FILE.

**RECOMMENDATION:** (Moved by Councillors Salvestro-Martin and Yedelian OAM

- (a) That Local Development Application No. 2011/0612 at 7-9 Rutledge Street, Eastwood, being Lot 23 DP 4231 and Lot 24 DP 653568 be approved subject to specific conditions of approval being provided by the Group Manager

Environment and Planning at the Council Meeting to be held 24 July 2012.

- (b) That the Voluntary Planning Agreement submitted by Rutledge Street Pty Ltd dated 8 June 2012 also be approved for a one-off monetary contribution of \$205,315.
- (c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: Councillors Pickering, Salvestro-Martin and Yedelian OAM

Against the Motion: Councillors Butterworth and O'Donnell

Note: This matter will be dealt with at the Council Meeting to be held on **24 JULY 2012** as substantive changes were made to the published recommendation and dissenting votes were recorded

**4 28 GERARD STREET, GLADESVILLE. LOT 40 DP 10598. Local Development Application for the erection of a 2 storey dual occupancy (attached). LDA2011/328.**

Note: An email from Mr Stephen Latham (objector) was tabled in relation to this Item and a copy is ON FILE.

Note: Mr Andrew Lau (applicant) addressed the Committee in relation to this Item.

**RESOLUTION:** (Moved by Councillors O'Donnell and Butterworth)

- (a) That Local Development Application No. 2011/0328 at 28 Gerard Street, Gladesville, being Lot 40, DP 10598 be approved subject to the **ATTACHED** conditions (Attachment 1).
- (b) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: Unanimous

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

**5 78 HERMITAGE ROAD, WEST RYDE. Lot 8 DP 24562. Local Development Application for Change of use to manufacturing and warehousing of pool/spa products and advertising signs. LDA2011/0022.**

Note: An email from Mr Leigh Smart (objector) was tabled in relation to this Item and a copy is ON FILE.

Note: Mr Razmik Aghajanian (applicant) addressed the Committee in relation to this Item.

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

- (a) That Local Development Application No 2011/22 at 78 Hermitage Road, West Ryde, being Lot 8 DP 24562, be approved subject to the conditions of consent in Attachment 1.
- (b) That the person who made a submission be advised of Council's decision.

**Record of Voting:**

For the Motion: Unanimous

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

The meeting closed at 6.29pm.

CONFIRMED THIS 7TH DAY OF AUGUST 2012.

Chairperson