

Meeting Date: Tuesday 21 February 2012
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 4.03pm

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

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 – Development Engineers and Councillor Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 7 February 2012

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

That the Minutes of the Planning and Environment Committee 1/12, held on Tuesday 7 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 7 DAYMAN PLACE, MARSFIELD. LOT 3 DP623320. Local Development Application for demolition of existing dwelling and erection of a new 3 storey boarding house containing 77 boarding rooms, 1 manager's residence and communal facilities. LDA2011/375.

Report: The Committee inspected the property at 7 Dayman Place, Marsfield.

Note: Mrs Jan Foulcher (on behalf of Leisure Lea Gardens Retirement Village), Mr and Mrs Macris, Ms Kerry Gordon and Ms Natasha Wells (objectors) and Mr James Phillips (on behalf of the applicant) addressed the Committee in relation to this Item.

Note: A letter from Ms Hazel Myers dated 18 February 2012 was tabled in relation to this item.

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

- (a) That Council defer consideration of Local Development Application No. 2011/375 at 7 Dayman Place Marsfield being LOT 3 DP623320 to enable the applicant to submit amended plans and details addressing the issues of concern regarding the current design of the development. The specific issues of concern are:
1. insufficient/unsatisfactory details regarding stormwater drainage;
 2. insufficient/unsatisfactory details regarding vehicular access;
 3. front, side and rear setbacks of the building;
 4. privacy/overlooking issues particularly from the "roof garden"/terrace on the 3rd floor of the building;
 5. garbage bin storage arrangements;
 6. the height of the building could also become an issue of concern if any design amendments addressing the concerns about stormwater drainage (such as raising floor levels) results in increase to the building height.
 7. the position of the Australia Post box, which would need to be relocated in accordance with the requirements of Australia Post as part of any design amendments.
 8. a revised Plan of Management needs to be provided that has regard for the specific location of the proposal within a residential zone; not on Macquarie University land.
- (b) That the amended plans and additional information referenced in (a) above shall be re-notified to the neighbouring properties and previous submitters to the original DA.
- (c) That a further report be prepared for the Planning & Environment Committee within two (2) months of the receipt of the information required in recommendation (a).

Record of Voting:

For the Motion: Unanimous

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

3 35 BUENA VISTA AVENUE, DENISTONE. LOT 79 DP 16433. Local Development Application for Alterations and additions to dwelling including new inground swimming pool. LDA2011/0337.

Report: The Committee inspected the property at 35 Buena Vista Avenue, Denistone.

Note: Mr Michael Nasr (applicant) addressed the Committee in relation to this Item.

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

- (a) That Local Development Application No. 2011/337 at 35 Buena Vista Ave, Denistone being Lot 79 DP 16433 be approved subject to the **ATTACHED** conditions.
- (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 6.05pm.

CONFIRMED THIS 6TH DAY OF MARCH 2012.

Chairperson