

Meeting Date: Tuesday 16 July 2013
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.00pm

Councillors Present: Councillors Simon (Chairperson), Chung, Maggio and Pendleton.

Apologies: Councillor Yedelian OAM.

Absent: Councillor Salvestro-Martin.

Staff Present: Group Manager – Environment and Planning, Service Unit Manager – Assessment, Service Unit Manager – Environmental Health and Building, Business Support Coordinator – Environment and Planning, and Manager – Customer Service and Governance.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 18 June 2013

RESOLUTION: (Moved by Councillors Pendleton and Chung)

That the Minutes of the Planning and Environment Committee 10/13, held on Tuesday 18 June 2013, 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 4 MAXIM STREET, WEST RYDE. LOT 5 SEC 3 DP 3646. Local Development Application for alterations and additions to the existing church. LDA2013/0096.

Note: Mr Simon Loria (applicant) and Mr Adams Byrnes - (Planner for the applicant) addressed the Committee in relation to this Item.

Note: Correspondence from West Ryde Family Church was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Maggio and Chung)

- (a) That Local Development Application No. 2013/96 for alterations and additions to the existing church at 4 Maxim Street, Ryde 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.

3 461-495 VICTORIA ROAD, GLADESVILLE. Local Development Application for the construction of a new vehicular crossing at the intersection of Victoria Road & Tennyson Road, demolition of an industrial building & construction of a new ramp. LDA2012/0412.

Note: Mr David Tompkins, Ryde Toyota/West Ryde Chamber of Commerce (objector), Mr Chris Kearney (objector) and Mr Matt Toohey (on behalf of the applicant) addressed the Committee in relation to this Item.

RECOMMENDATION: (Moved by Councillors Chung and Pendleton)

- (a) That Local Development Application No. 2012/0412 at 461-495 Victoria Road, Gladesville being LOT 1 DP739556 and LOT 3 DP388518 be deferred subject to an independent traffic study being undertaken. The traffic study, managed by Council, is to examine the following:
- the future traffic loads generated by the site, as envisaged by the Planning Proposal and impacting on local streets.
 - recommended infrastructure improvements on the surrounding road network and protecting the amenity of the surrounding neighbourhood,
 - pedestrian access and safety (in relation to the proposed ramp egress and ingress).
- (b) That following completion and public exhibition of the traffic study a further report be provided to a Council Meeting in conjunction with the Planning Proposal.
- (c) That Council invite Bunnings to negotiate payment for the study as set out in part (a) above.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **23 JULY 2013** as substantive changes were made to the published recommendation

4 52 DARVALL ROAD, EASTWOOD. LOT 10 DP 13514. Local Development Application for the use of existing building as a secondary dwelling and outbuilding. LDA2013/100.

Note: Mr PC Pan (objector on behalf of Mr Dan Yu), Mr David Zhao (objector) and Ms Wendy You (on behalf of the applicant) addressed the Committee in relation to this Item.

Note: Correspondence from Mr David Zhoa was tabled in relation to this matter and a copy is ON FILE. Correspondence from Wilshire Webb Staunton Beattie Lawyers on behalf of the application was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Pendleton and Chung)

- (a) That LDA2013/0100 at 52 Darvall Road Eastwood, being LOT 10 DP 13514 be approved subject to the **ATTACHED** conditions (Attachment 3) with the following amendments:
1. Delete condition 1(b) and replace with:
 - (b) The three (3) privacy screens required to the bedroom windows of the secondary dwelling are to be in accordance with privacy screen detail on Drawing No. DA-06 and as amended in red and meet the following minimum standards. A privacy screen means a screen that
 - (i) Faces the boundary
 - (ii) Is ~~1.5m~~ 1.8m in height above floor level
 - (iii) Has no individual opening more than 30mm wide
 - (iv) The total area of all openings is less than 30 per cent of the surface area of the screen when viewed in elevation.
 2. Insert new condition 1(c):
 - (c) That one window - window 3 - to the storage area on the northern boundary of the outbuilding be blocked up (ie: remove window and replace with bricks to match the existing bricks) and that window 1 have a privacy screen the same as the privacy screen in (b) above
 3. Insert new condition 1(e):
 - (e) The bathroom window of the secondary dwelling and the bathroom window of the outbuilding be opaque glass.
- (b) That Council's Health & Building Enforcement Team inspect the property on at least two (2) occasions over 24 months to ensure compliance with the consent.

(c) 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 6.23pm.

CONFIRMED THIS 6TH DAY OF AUGUST 2013.

Chairperson