

Meeting Date: Tuesday 19 November 2013
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.05pm

Councillors Present: Councillors Etmekdjian (Chairperson), Chung, Laxale, Pickering, Salvestro-Martin and Yedelian OAM.

Apologies: Nil.

Staff Present: Group Manager – Environment and Planning, Service Unit Manager – Assessment, Acting Service Unit Manager – Environmental Health and Building, Senior Development Engineer, Team Leader – Major Development Team, Team Leader – Assessment, Team Leader – Fast Track Team, Business Support Coordinator – Environment and Planning and Meeting Support Coordinator.

DISCLOSURES OF INTEREST

Councillor Laxale disclosed a Less than Significant Non-Pecuniary Interest in Item 3 – 47 Gaza Road, West Ryde – LDA2012/0352 for the reason that he knows a family that attends the school.

Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in Item 3 – 47 Gaza Road, West Ryde – LDA2012/0352 for the reason that both his children attended St. Michaels School 10 years ago.

1 CONFIRMATION OF MINUTES - Meeting held on 5 November 2013

RESOLUTION: (Moved by Councillors Pickering and Laxale)

That the Minutes of the Planning and Environment Committee 16/13, held on Tuesday 5 November 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.

ADDITIONAL SPEAKERS

RESOLUTION: (Moved by Councillors Chung and Salvestro-Martin)

That the following speaker who submitted a late request to address the Committee regarding Item 2 be allowed to address the meeting, the time being 5.28pm.

Record of Voting:

For the Motion: Unanimous

Name	Topic
Matt Groves (on behalf of Body Corporate – 29 Gladstone Avenue, Ryde)	Item 2 – 684-686 Victoria Road, Ryde. LDA2013/0179

2 684 - 686 VICTORIA ROAD, RYDE. LOT 71 and 72 DP 633178. Local development application for the construction of a 3 storey residential flat building containing 18 apartments, basement parking for 22 vehicles and subdivision. LDA2013/0179.

Note: Deanne Hinton and Amanda White (objectors), Dan Hinton (objector), Stacey Ireland (objector), Matt Groves (objector on behalf Body Corporate – 29 Gladstone Avenue, Ryde) and Andrew Martin (on behalf of the applicant) addressed the Committee in relation to this Item.

RECOMMENDATION: (Moved by Councillors Pickering and Salvestro-Martin)

- (a) That Local Development Application No. 2013/0179 at 684 to 686 Victoria Road, Ryde being LOTS 71 and 72 DP633178 be approved with the following amendments to:
- Condition 1 – Deferred Commencement Condition deleted; and
 - Condition 16 – Construction of Boundary Fencing, the condition is to specify the necessary retaining wall is to be fully constructed within the boundary of the subject property, 684 to 686 Victoria Road, Ryde; and
- (b) That the persons who made submissions be advised of Council's decision.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **26 NOVEMBER 2013** as substantive changes were made to the published recommendation and Councillor Pendleton requested that the matter be referred to the next Council Meeting.

ADDITIONAL SPEAKERS

RESOLUTION: (Moved by Councillors Salvestro-Martin and Laxale)

That the following speakers who submitted late requests to address the Committee on Item 3 be allowed to address the meeting, the time being 6.07pm.

Record of Voting:

For the Motion: Unanimous

Name	Topic
Stephen Topple (on behalf of St. Michael's Parish, Meadowbank)	Item 3 – 47 Gaza Road, West Ryde. LDA2012/0352
Brian Story	Item 3 – 47 Gaza Road, West Ryde. LDA2012/0352

**3 47 GAZA ROAD, WEST RYDE - LOT 13 SECTION 5 DP 3646
Development Application for construction of a car park and associated
drainage works for St Michael's Catholic Church and School.
LDA2012/0352.**

Note: Councillor Laxale disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he knows a family that attends the school.

Note: Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that both his children attended St. Michaels School 10 years ago.

Note: Frank Krstic (objector), Stephen Topple (on behalf of St. Michael's Parish, Meadowbank) and Brian Story (on behalf of the applicant) addressed the Committee in relation to this Item.

Note: A document provided by Stephen Topple was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Laxale and Pickering)

- (a) That LDA2012/0352 at 47 Gaza Road, West Ryde being LOT 13 Section 5 DP 3646 be approved subject to the conditions in **Attachment 1** with the deletion of Condition 48 – Footpath Paving Construction so that no new footpaths are required.
- (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.

4 2 BLUE GUM DRIVE, EAST RYDE. LOT 51 DP 810946. Section 96(2) application to amend the approved alterations and additions to dwelling and new inground swimming pool (LDA2011/0424 / MOD2013/0125)

Note: Jennie Minifie (objector) and Tony Saba (applicant) addressed the Committee in relation to this Item.

Note: Correspondence dated 19 November 2013 from Ms Minifie was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Pickering and Salvestro-Martin)

(a) That the application for modification of Local Development Application No. LDA2009/0129 be modified as follows:

1. a) **Approved Plans/Documents.** Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:

Document Description	Reference / Job No.	Sheet / Drawing No.	Issue / Revision	Dated
Architectural Plans:				
▪ Basix Sheet	109	1	F	30.09.2013
▪ Basix Sheet	109	2	F	30.09.2013
▪ Site Plan	109	A100	F	30.09.2013
▪ Lower Ground Floor Plan	109	A101	F	30.09.2013
▪ Ground Floor Plan	109	A102	F	30.09.2013
▪ Ground Floor Plan	109	A103	F	30.09.2013
▪ Ground Floor Plan	109	A104	F	30.09.2013
▪ First Floor Plan	109	A200	F	30.09.2013
▪ Roof Plan	109	A201	F	30.09.2013
▪ South-West Elevations	109	A202	F	30.09.2013
▪ South-East Elevations	109	A203	F	30.09.2013
▪ South-East Elevations	109	A300	F	30.09.2013
▪ South-East Elevations	109	A301	F	30.09.2013
▪ North-East Elevation	2BG/LP	2BG/LP/01/	B	30.09.2013
▪ North-West Elevation		B		
▪ Section A-A				
▪ Pool Section & Plan				
Landscape Plans:				

b) **Lighting.** Lighting of the rear terraces and deck areas are to be designed and constructed to reduce light spill into the public domain and adjoining private properties so that there will be no offensive glare onto adjoining residents.

3. Compliance with all commitments listed in BASIX Certificate No. A113718_02 dated 24 July 2013.

(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 6.51pm

CONFIRMED THIS 3RD DAY OF DECEMBER 2013.

Chairperson