

Meeting Date: Tuesday 18 November 2014
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.04pm

Councillors Present: Councillors Chung (Chairperson), Laxale and Yedelian OAM.

Apologies: Councillor Simon.

Absent: Councillor Salvestro-Martin.

Staff Present: Acting Group Manager – Environment and Planning, Manager – Assessment, Team Leader – Assessment, Senior Town Planner, Senior Development Engineer, Client Manager, Planning Consultant (Creative Planning Solutions), Business Support Coordinator – Environment and Planning and Section Manager – Governance.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 4 November 2014

RESOLUTION: (Moved by Councillors Yedelian OAM and Laxale)

That the Minutes of the Planning and Environment Committee 11/14, held on Tuesday 4 November 2014, 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 21 GORDON STREET, EASTWOOD - LOT 10 SECTION 4 IN DP 7076. DA for a multi dwelling housing development with 4 units - 1 x 2-storey 5 bedroom dwelling at the front and 3 x single storey 3 bedroom dwellings at the rear. LDA2014/0089.

Note: Helena Yuen (objector), Patrick Bracken (objector) and Eric Chan (on behalf of the applicant) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Laxale and Yedelian OAM)

- (a) That LDA 2014/0089 at 21 Gordon Street, Eastwood being LOT 10 SECTION 4 DP 7076 be approved subject to the **ATTACHED** conditions (Attachment 1).
- (b) That the persons who made submissions be advised of Council's decision.
- (c) That Council write to Sydney Water on behalf of the applicant, residents and objectors in Gordon Street to highlight the concerns raised about the failure of the sewerage facilities in this locality and to offer to work with Sydney Water to find a solution.

Record of Voting:

For the Motion: Unanimous

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

3 7-9 RUTLEDGE STREET, EASTWOOD, LOT 1 DP1111051 and LOT 24 DP 653568. Staged Development: mixed use development comprising 613m² of retail space and 100 residential apartments upon completion of both stages & strata subdivision. LDA 2011/0612.

Note: Andy Ludvik and Terry Morris (on behalf of the owner) were available to answer questions in relation to this Item.

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Local Development Application No. 2011/0612 comprising staged development as outlined below for the construction and strata subdivision of a mixed use development at 7-9 Rutledge Trelawney Street, Eastwood be approved subject to the **ATTACHED** conditions (Attachment 1).
 - i. Stage 1
 - Construction of mixed use development with 483m² of retail space and 99 residential apartments;
 - Provide a new vehicular crossing and access ramp directly from Trelawney Street frontage;
 - Strata subdivision of the development.
 - ii. Stage 2
 - Remove the access ramp and vehicular crossing approved under Stage 1 above and replace it with additional retail space equating to 130m² of gross floor space on the lower ground floor level;

- Construct a new 2 bedroom apartment within the void area above the retail level resulting from the removal of the ramp;
 - Provide new access to the building from the northern corner of the building via Eastwood Shopping Centre access ramp (existing ROW). This may be possible if the Eastwood Shopping Centre site is redeveloped in the future;
- (b) That Council accept the Voluntary Planning Agreement received by Council on 12 August 2013 (Reference No. PJAC_100970_017.DOC) made by Rutledge Street Pty Ltd in conjunction with the approval of the LDA2011/0612.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **25 NOVEMBER 2014** as it is outside the Committee's delegations

The meeting closed at 5.23pm.

CONFIRMED THIS 2ND DAY OF DECEMBER 2014.

Chairperson