

Meeting Date: Tuesday 19 August 2014
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.02pm

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

Apologies: Nil.

Absent: Councillor Salvestro-Martin.

Staff Present: Group Manager – Environment and Planning, Service Unit Manager – Assessment, Team Leader – Assessment, Assessment Officer – Town Planner, 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 5 August 2014

RESOLUTION: (Moved by Councillors Yedelian OAM and Chung)

That the Minutes of the Planning and Environment Committee 7/14, held on Tuesday 5 August 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.

2 157 QUARRY ROAD, RYDE. LOT 9 DP 20764. Local Development Application for new dual occupancy (attached) LDA2014/0128.

Note: Mr Peter Hall (applicant) was available to answer questions in relation to this Item.

Note: A Memorandum from the Group Manager – Environment and Planning dated 14 August 2014 was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Chung and Pickering)

- (a) That Local Development Application No. LDA2014/128 at 157 Quarry Road, Ryde be approved subject to the **ATTACHED** conditions (Attachment 1) and an amendment to Condition 34 to read as follows:-

34. **Tree planting – front yard.** One (1) Australian native tree with a minimum size of 35 litres is to be planted in the front garden, on the western side of the driveway. The tree is to reach a height of 10m at maturity. Details are to be submitted to and approved by the Principal Certifying Authority prior to the issue of a **Construction Certificate**.

- (b) That Condition 1a be amended to read as follows:-

1(a) To preserve the amenity to the adjoining eastern property, the window associated with the study on the ground floor of unit 1, within the eastern elevation is to have a window sill height of 1.5m from the finished first floor (FFL), or translucent glazing to any part of a window less than 1.5m above the FFL and the study window on the eastern elevation to have louvers to protect the privacy of the adjoining neighbours.

- (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.

**3 62 CONSTITUTION ROAD, MEADOWBANK - LOT C IN DP 27200
Development Application for the construction of a weather shelter
structure over the public domain area (in front of 62 Constitution Road).
LDA2014/0135.**

Note: Mr Aotil Ben Elias and Mr Christian Cagnano (applicants) addressed the meeting in relation to this Item.

Note: Documentation from the applicant was tabled in relation to this Item and a copy is ON FILE.

RECOMMENDATION: (Moved by Councillors Pickering and Chung)

- (a) That consideration of this application be deferred for a meeting with the Group Manager – Environment and Planning and the applicant to discuss an alternate design that cost effectively addresses the issues raised in the report.
- (b) That the applicant be given the opportunity to submit amended plans.

- (c) That a further report be presented to the Environment and Planning Committee within three months.
- (d) That the adjoining shop owners on Constitution Road be consulted with to see if they also wish to lease outdoor space and construct associated structures in keeping with the ambitions of the applicant so long as it does not unduly delay the current application.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **26 AUGUST 2014** as substantive changes were made to the published recommendation.

The meeting closed at 5.45pm.

CONFIRMED THIS 2ND DAY OF SEPTEMBER 2014.

Chairperson