

Meeting Date: Tuesday 13 June 2017
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 5.00pm

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

Apologies: Nil.

Leave of Absence: Councillor Pendleton.

Absent: Councillors Maggio, Salvestro-Martin and Simon.

Staff Present: Acting Director – City Planning and Development, Acting Director – Corporate and Organisational Support Services, Acting Director – Customer and Community Services, Acting Manager – Assessment, Acting Manager – City Planning, Senior Coordinator – Development Assessment, Assessment Officer – Town Planner, Senior Coordinator – Development Engineering Services, Senior Coordinator – Governance and Governance, Risk and Audit Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 9 May 2017

RESOLUTION: (Moved by Councillors Stott and Laxale)

That the Minutes of the Planning and Environment Committee 4/17, held on 9 May 2017, 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 12 EMU STREET, WEST RYDE. LOT 9 DP 27511 and LOT 8 DP 27511. Application pursuant to Section 96(2) of the Environmental Planning and Assessment Act, 1979 to amend the approved demolition, new two-storey dwelling, pavillion, landscaping and fencing. LDA2015/0217. Section 96 No MOD2016/0110.

Note: Peter Keegan (objector representing himself, his wife and other residents of Emu Street), Richard Reeve (objector), Doug Cummins (representing the applicant) addressed the meeting in relation to this Item.

Note: A copy of photographs of dwellings that present as three storeys in the location of 12 Emu Street, West Ryde were tabled by the Acting Director – City Planning and Development in relation to this Item and a copy is on FILE.

RECOMMENDATION: (Moved by Councillors Laxale and Yedelian OAM)

- (a) That Section 96 application to modify Local Development Application No. MOD2016/01110 at 12 Emu Street, West Ryde being LOT 9 DP 27511 and LOT 8 DP 27511 be refused for the following reasons:-
1. Noncompliance with Ryde Development Control Plan 2014 with regards to Part 3.3 *Dwelling Houses and Dual Occupancy (attached)*:
 - *Section 2.1 Desired Future Character* – the addition will result in a dwelling that is not consistent with the desired future character of low scale 2 storey development due to the three storey appearance of the development when viewed from Winbourne Street East.
 - *Section 2.8.1 Building Height* – the proposed development exceeds 2 storeys in height when viewed from Winbourne Street East.
 2. The adverse impact of the proposal (3 storeys) due to its proximity to dwellings of Heritage Conservation significance in the City of Ryde.
 3. The application is not satisfactory for the purposes of Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979 as the proposal is not in the public interest due to the nature and extent of negative amenity objections received from the local community.
- (b) That the persons who made submissions be advised of Council’s decision.

Record of Voting:

For the Motion: Councillors Laxale and Yedelian OAM

Against the Motion: Councillor Stott

Note: This matter will be dealt with at the Council Meeting to be held on **27 JUNE 2017** as dissenting votes were recorded and substantive changes were made to the published recommendation.

3 6 FOURTH AVENUE, EASTWOOD - LOT 130 IN DP4648 Local Development Application – Construction of a multi dwelling housing development containing three (3) dwellings, including a two-storey five-bedroom dwelling at the front of the site, and two single-storey three bedroom dwellings to the rear, and strata subdivision. LDA2015/0651.

Note: Glenn Wong (representing the applicant) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Laxale and Stott)

- (a) That Local Development Application No. LDA2015/00651 at 6 Fourth Avenue, Eastwood be approved subject to the **ATTACHED** conditions – see **Attachment 1**.
- (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 8 FOURTH AVENUE, EASTWOOD - LOT 129 IN DP4648. Local Development Application – Construction of a multi dwelling housing development containing three (3) dwellings, including a two-storey five-bedroom dwelling at the front of the site, and two single-storey three bedroom dwellings to the rear. Includes strata subdivision. LDA2015/0652.

Note: Stephen Brading (objector) and Glenn Wong (representing the applicant) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Laxale and Stott)

- (a) That Local Development Application No. LDA2015/652 at 8 Fourth Avenue, Eastwood be approved subject to the **ATTACHED** conditions – see **Attachment 1**.
- (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 5.33pm.

CONFIRMED THIS 8TH DAY OF AUGUST 2017.

Chairperson