

Meeting Date: Tuesday 13 February 2018
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 5.02pm

Councillors Present: Councillors Purcell (Chairperson), Clifton, Gordon, Kim, Pedersen and Zhou.

Apologies: Councillor Yedelian OAM.

Note: Councillor Kim left the meeting at 5.42pm and was not present for consideration or voting on Item 3.

Staff Present: General Manager, Acting Director – City Planning and Development, Director – Corporate and Organisational Support Services, Acting Manager – City Works and Infrastructure, Chief Financial Officer, Acting Manager – Assessment, Manager – City Planning, Senior Coordinator – Major Development, Senior Coordinator – Development Engineering Services, Senior Coordinator – Strategic Planning, Assessment Officer – Town Planner, Senior Coordinator – Governance and Administration Officer – Councillor Support.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 14 November 2017

RESOLUTION: (Moved by Councillors Gordon and Kim)

That the Minutes of the Planning and Environment Committee 7/17, held on 14 November 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 76 MORRISON ROAD, GLADESVILLE. LOT A in DP 343167. Local Development Application for the demolition and construction of a two storey dwelling-house and a secondary dwelling. LDA2016/0377.

Note: Ruby Tang (representing Vigor Master – applicant) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Gordon and Kim)

- (a) That Local Development Application No. 2016/0377 at No. 76 Morrison Road, Gladesville being LOT A in DP 343167 be approved subject to the **ATTACHED** conditions of consent (**ATTACHMENT 1**).
- (b) That all persons who made submissions during the DA process 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 93-97 BALACLAVA ROAD, EASTWOOD. LOT 5, 6 and 7 DP 35226. Local Development Application for boundary adjustment of three existing lots and construction of two dual occupancy developments, a single dwelling house and front fencing. LDA2017/0070.

Note: Ru Qing Liu (objector), Louise Barton (objector), Pooja Chugh (objector) and Hao Yan (representing ARC Homes – applicant) addressed the meeting in relation to this Item.

Note: A Memorandum from the Acting Director – City Planning and Development dated 13 February 2018 attaching notes from a Meeting held with the applicant and neighbours was tabled in relation to this Item and a copy is ON FILE.

Note: Councillor Kim left the meeting at 5.42pm and was not present for consideration or voting on this matter.

RECOMMENDATION: (Moved by Councillors Purcell and Gordon)

- (a) That Local Development Application No. 2017/70 at No. 93-97 Balaclava Road, Eastwood being LOT 5, 6 and 7 DP 35226 be approved subject to the **ATTACHED** conditions of consent (**ATTACHMENT 2**), subject to the amendment of condition 1 to read as follows:

The above architectural and landscaping plans are to be amended to incorporate the following:

- (a) The flat roof on dwelling one (1) on proposed LOT 5 is to be amended to a pitched roof. This amendment is not to result in any increase to the wall height of the void area.

- (b) That the landscape plan is to be amended to incorporate a new Jacaranda at the rear of LOT 7. This tree is to be a mature specimen at the time of planting.

The Construction Certificate plans are to be amended to reflect the above changes.

- (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 **27 FEBURARY 2018** as substantive changes were made to the published recommendation.

Note: Councillor Kim returned to the meeting at 6.04pm.

4 PLANNING PROPOSAL - 176 BLAXLAND ROAD, RYDE AND DRAFT DEVELOPMENT CONTROL PLAN - 176 - 186 BLAXLAND ROAD, RYDE - OUTCOME OF EXHIBITION

Note: Philip Peake (objector), Neil Mumford (objector) and Andrew Martin (representing the applicant) addressed the meeting in relation to this Item.

RECOMMENDATION: (Moved by Councillors Kim and Pedersen)

- (a) That Council endorse that Ryde Local Environmental Plan 2014 be amended as it relates to 176 Blaxland Road, Ryde being LOTS 22 and 23 in DP 6046 by:
- Amending Ryde Local Environmental Plan 2014 Land Zoning Map from SP2 Infrastructure - Place of Public Worship to R4 High Density Residential;
 - Amending Ryde Local Environmental Plan 2014 Height of Buildings Map to include a maximum building height of 11.5 metres; and
 - Amending Ryde Local Environmental Plan 2014 Floor Space Ratio (FSR) Map to include an FSR control of 1:1.
 - Amending Ryde Local Environmental Plan 2014 Lot Size Map to include a Minimum Lot Size of 580m².
- (b) That Council, endorse the planning proposal for 176 Blaxland Road, Ryde being forwarded to the Department of Planning and Environment with a request that the Plan be published on the NSW Legislation website.

- (c) That Council endorse Draft DCP Part 6.6 176-186 Blaxland Road and that a public notice of Council's decisions is placed in a local newspaper advising that the Plan comes into effect upon the publication of the Local Environmental Plan on the NSW legislation website.
- (d) That Council endorse notifying all community members who made a submission regarding this planning proposal and amendments to Ryde DCP 2014.

Record of Voting:

For the Motion: Councillors Gordon, Kim, Pedersen and Purcell

Against the Motion: Councillors Clifton and Zhou

Note: This matter will be dealt with at the Council Meeting to be held on **27 FEBURARY 2018** as dissenting votes were recorded.

**5 PLANNING PROPOSAL - 3-5 VINCENTIA STREET MARSFIELD -
OUTCOMES OF COMMUNITY EXHIBITION**

RESOLUTION: (Moved by Councillors Kim and Pedersen)

- (a) That Council endorse the amendment of Ryde Local Environmental Plan 2014 as it relates to 3-5 Vincentia Street Marsfield, being part LOT 3 DP707390 by:
- Amending Ryde Local Environmental Plan 2014 Land Zoning Map from SP2 Infrastructure - Place of Public Worship to R2 Low Density
 - Amending Ryde Local Environmental Plan 2014 Height of Buildings Map to give the land a maximum building height of 9.5 metres
 - Amending Ryde Local Environmental Plan 2014 Floor Space Ratio Map to give the land a FSR control of 0.5:1 and
 - Amending Ryde Local Environmental Plan 2014 Lot Size Map to include the land into the map requiring a minimum lot size of 580sqm.
- (b) That Council, forward the planning proposal for 3-5 Vincentia Street, Marsfield to the Department of Planning and Environment with a request that the Plan be published on the NSW Legislation website.

Record of Voting:

For the Motion: Unanimous

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

6 PLANNING PROPOSAL FOR 17 ACACIA STREET AND 16 VERA STREET, EASTWOOD

RESOLUTION: (Moved by Councillors Kim and Pedersen)

- (a) That Council submit the Planning Proposal relating to 17 Acacia Street, Eastwood (LOT 69 DP 17583) and 16 Vera Street, Eastwood (LOT 14 DP 26340) for Gateway Determination, in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that Council request delegation from the Minister to implement the Plan.
- (b) That Council, when the Gateway Determination is issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, delegate authority to the Acting General Manager to publicly exhibit the Planning Proposal. A further report will be presented to Council following the completion of the exhibition period.

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 6.24pm.

CONFIRMED THIS 13TH DAY OF MARCH 2018

Chairperson