

MAYOR'S COMMUNITY MESSAGE



2018 Lunar New Year Festival Cooking Competition

Mayor's Morning Tea

Join me at Eastwood Oval from 10.30am this Saturday for the first Mayor's Morning Tea for 2018.

The Mayor's Morning Teas have proven an invaluable way to listen and try and help address the issues that are impacting people within the Ryde community.

Come down, bring the kids, and raise any local issue you may have. I'll have my pen and notebook at the ready.

While we're chatting, your kids can enjoy free face painting, a jumping castle and some healthy snacks.

A coffee van will also be on standby for the adults.

Overdevelopment in the City of Ryde

One issue that I know is of concern to many residents in Ryde is the issue of overdevelopment.

Earlier this month, I joined many local residents to give evidence to the Land and Environment Court against a proposal to build a three-storey development in a low density zone of Marsfield. The proposal was unanimously rejected by Council as it was completely out of step with the area's amenity, and we are now seeking State Government approval to rezone the land to prevent any overdevelopment from occurring.

This is just one example of what Council is doing to address overdevelopment in the City of Ryde and I can assure you all that we will continue to fight to protect our low density suburbs from inappropriate development.

Ryde Lights

The Lunar New Year Festival continues this week with the Lunar Night Markets and the launch of Ryde Lights Eastwood taking place at Eastwood Plaza on Saturday.

Ryde Lights Eastwood will feature a special Lunar New Year installation that includes 800 illuminated red lanterns.

The lighting installed at Eastwood Plaza is the latest phase of the Ryde Lights initiative with the first phase unveiled in Trim Place at Gladesville in December last year. Additional instalments are planned for ANZAC Park in West Ryde during April's Cinema in the Park series and Meadowbank Wharf by the middle of the year.

The Lunar Night Markets will begin at 4.00pm with the new lighting display to be turned on during a special ceremony at 8.00pm.



Sincerely,



Clr Jerome Laxale - Mayor
Phone 9952 8222 or
email mayor@ryde.nsw.gov.au

DEVELOPMENT APPLICATIONS DETERMINED

The following Development Applications were determined in the period 5/02/2018 to 11/02/2018. Notice is hereby given in accordance with Section 101 of the *Environmental Planning and Assessment Act, 1979* of the determination of the following Development Applications.

Central Ward Approved LDA2017/0374

103-105 Bridge Rd RYDE
Demolition; new multi dwelling housing comprising 6 dwellings and strata subdivision.

LDA2017/0431

2 Grand Ave WEST RYDE
New dual occupancy (attached).

LDA2017/0477

40 Patricia St MARSFIELD
New two storey dwelling.

East Ward Approved LDA2017/0343

Shop 1/3 Wharf Rd GLADESVILLE
Internal fitout and use of premises as a licensed restaurant.

LDA2017/0459

12 Delhi Rd MACQUARIE PARK
Alterations and additions to existing chapel at Macquarie Park Cemetery.

LDA2017/0490

14 Clayton St RYDE
Alterations and two storey additions to the rear of the dwelling and a new carport.

LDA2017/0501

6 Lock St RYDE
New two storey dwelling.

LDA2017/0507

36 Ross St GLADESVILLE
New two storey dwelling.

LDA2017/0511

20 Providence Rd RYDE
Demolition; new dual occupancy (attached).

West Ward Approved LDA2017/0292

1/37 Tallwood Ave EASTWOOD
Replacement of a dwelling in a detached dual occupancy with a new two storey dwelling.

LDA2017/0363

102 Adelaide St MEADOWBANK
Installation of 4 x 22 metre light poles to field 10 of Meadowbank Park.

LDA2017/0388

51 Shaftsbury Rd DENISTONE
Demolition; new dual occupancy (attached) and strata subdivision.

LDA2017/0421

158 Vimiera Rd MARSFIELD
New dual occupancy (attached).

LDA2017/0470

114 North Rd EASTWOOD
New two storey dwelling and secondary dwelling.

MOD2017/0264

248 North Rd EASTWOOD
Section 96 to modify floor levels, doors and windows in dwelling A and the roof of dwelling B.

MOD2018/0030

93 Abuklea Rd MARSFIELD
Section 96 application to modify the internal floor plan.

DEVELOPMENT APPLICATIONS RECEIVED

Council has received the following Local Development Applications.

Property: 65 Ryedale Road, West Ryde

Local Development Application No. LDA2018/0049

Applicant: Joseph Perri C/- Minto Planning Services Pty Ltd

To regularise existing unauthorised 3 room boarding house use - under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

Submissions regarding the above application must be lodged no later than **7 March 2018**.

Property: 102-104 Bowden Street, Meadowbank

Local Development Application No. LDA2018/0048

Applicant: Holdmark Pty Ltd

Approval is sought for the construction of a 5 storey residential flat building comprising 44 dwellings (1 x studio, 15 x 1 bedroom, 24 x 2 bedroom and 4 x 3 bedroom units) over 2 basement levels of car parking providing a total of 59 car spaces together with associated landscaping works, common open space areas and publicly accessible pedestrian paths.

Vehicular access to the development is proposed via basement links between the proposed development and adjoining Shepherds Bay Stage 7 development located at 37-53 Nancarrow Avenue, Meadowbank.

Submissions regarding the above application must be lodged no later than **14 March 2018**.

INTEGRATED DEVELOPMENT

Property: 11-17 Khartoum Road & 33-39 Talavera Road, Macquarie Park

Local Development Application No. LDA2017/0547

Applicant: Stockland Pty Ltd C/- Urbis Pty Ltd

Approval is sought for a Concept Development Application for the entire development and approval of physical works in Stage 1. The concept Development Application includes the design parameters such as building envelopes, building layout and staging of the future development of the site. The development includes the building envelopes for five commercial offices ranging in height from 29.7m to 44.5m. Four retail and support pavilions to a height of 5m are proposed around a central publicly accessible open space area. Basement parking will be provided for 987 vehicles. The development includes a new public road, two private roads and a pedestrian through site link. The application also seeks approval for Stage 1 works. The Stage 1 works include the demolition of the existing south-western building, construction of a 10 storey mixed use commercial and retail building with 3 levels of basement car parking, construction of a portion of the internal 14.5m private road connecting to Khartoum Road, construction of a portion of the pedestrian through site link and associated landscaping.

The application will be referred to the Sydney North Planning Panel constituted under the *Environmental Planning and Assessment Act 1979* for determination as the capital investment value exceeds \$20 million.

The proposal is integrated development under the *Environmental Planning and Assessment Act 1979*, as it requires a dewatering license. The relevant approval body is the NSW Office of Water.

Submissions regarding the above application must be lodged no later than **23 March 2018**.

The above applications are not 'designated development' under the terms of the *Environmental Planning and Assessment Act*, and the City of Ryde is the authority responsible for the determination of the applications (except for LDA2017/0547 which will be determined by the Sydney North Planning Panel). Anyone may make submissions concerning these applications. Submissions are required to be in writing. They should be addressed to the General Manager and sent by post, email or fax or delivered in person to the Ryde Customer Service Centre. Should the submission be by way of objection to the proposal, the submission should specify the grounds of objection. The City of Ryde has resolved that all submissions received in relation to rezoning and development applications will be publicly accessible on request. The supply of personal information is voluntary. However if you choose to make an anonymous submission it may be given less weight (or no weight) in the overall consideration of the application. The above applications and accompanying information may also be inspected electronically at the Ryde Customer Service Centre, 1 Pope Street, Ryde (within Top Ryde City shopping centre) between 8.30am and 5.00pm Monday to Friday during the period in which submissions may be made. (Please note: on the second Thursday of each month the hours are 10.00am to 5.00pm.) To make an appointment go to www.ryde.nsw.gov.au/planningandbusiness or call 9952 8222.

PUBLIC NOTICE BOARD

Garage Sales

Saturday 24 February from 9.00am

• 25 Quarry Road, Ryde

To list your garage sale for free, go to

www.ryde.nsw.gov.au/garagesales

One day Library branch closures

North Ryde and Eastwood Libraries will be closed on Friday 9 March 2018 for Union Picnic Day. The after-hours return chutes will be available for convenience.

Ryde, West Ryde and Gladesville Library Branches will be open normal hours.

You can also make use of our online library services any time, go to:

www.ryde.nsw.gov.au/onlineibrary