

**Meeting Date:** Tuesday 2 December 2014  
**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 5.00pm

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

**Apologies:** Nil.

**Leave of Absence:** Councillor Laxale.

**Absent:** Councillor Salvestro-Martin

**Staff Present:** Acting Group Manager – Environment and Planning, Manager – Assessment, Team Leader – Assessment, Planning Consultant (Creative Planning Solutions), Senior Development Engineer, Acting Manager – Open Space, 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 18 November 2014**

**RESOLUTION:** (Moved by Councillors Yedelian OAM and Simon)

That the Minutes of the Planning and Environment Committee 12/14, held on Tuesday 18 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 38 FREDERICK STREET, RYDE - LOT 10 IN DP 30457. Development Application for alterations and additions to a dwelling house to create a dual occupancy (attached) development. LDA2014/0194.**

Note: Peter Hall (on behalf of the applicant) was available to answer questions in relation to this Item.

**RECOMMENDATION:** (Moved by Councillors Yedelian OAM and Simon)

- (a) That LDA 2014/0194 at 38 Frederick Street, Ryde being LOT 10 DP 30457 be approved subject to the ATTACHED (**Attachment 1**) conditions.
- (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 **9 DECEMBER 2014** as former Councillor **PETCH** requested that the matter be referred to full Council.

**3 71-75 MAGDALA ROAD, NORTH RYDE - LOTS 324-326, DP 183739. Magdala Park. Section 96 Modification to amend condition of consent to allow use of Field No. 1 up to ten (10) nights per year. MOD2014/0006 (LDA2005/0116).**

**RESOLUTION:** (Moved by Councillors Simon and Yedelian OAM)

- (a) That MOD2014/0006 (LDA2005/0116) at 71-75 Magdala Road, North Ryde being LOT 324-326 DP 183739 be approved in the following manner:
  - **Condition 3** is deleted and replaced as follows:
    - The use of lights to illuminate the fields shall be restricted to no later than:
      - (a) 9:30pm on Monday to Thursday for training on fields 1 & 2.
      - (b) 6.00pm Saturday and Sunday for late finishing games only if light deteriorates to such an extent as to make playing unsafe, and 9,30pm on no more than ten (10) separate occasions on either a Tuesday, Wednesday, Thursday or Saturday throughout the winter season (April to September) for soccer competition games.
  - The following additional conditions are added to the consent:
    - **Condition 9. Noise Management Policy** – A noise management policy is to be prepared for all sporting organisations utilising the illuminated sports field at Magdala Park to adopt. The objective of this noise management policy is to minimise sounds emitted from the illuminated sports field at Magdala Park and minimise any adverse impacts on surrounding residents.
    - Establishment of a roped off spectator exclusion zone along the northern boundary of Field No. 1, the northern portion of the western boundary of Field No. 1 north of the existing spectator seating area, and also the corresponding northern portion of the eastern boundary.

This spectator exclusion zone is to operate during evening soccer games/matches in the winter season.

- Prohibition of any amplification equipment for personal address announcements, music, sirens, or other purposes;
  - Incorporate components of the player, parents, spectator and officials code of conduct into the noise management policy to limit noise generating behaviour such as excessive shouting, swearing, whistle blowing, and any other noise generating activities; and
  - Methods to be put in place on how to respond to noise complaints, including but not limited to advising nearby residents of the contact details for which complaints can be addressed, measures to ensure prompt action can be taken to deal with any complaints and minimise recurring noise issues.
- **Condition 10. Light Shields** – Light shielding is to be installed to light poles on Field No. 1 to reduce the impact of stray light on the surrounding areas.
  - **Condition 11. Vegetation Planting** – Eucalyptus robusta (Swamp Mahogany) are to be planted as a narrow extension to the south of the 0.2ha planting adjacent to Field No. 2. Plans detailing the proposed planting are to be submitted to Council for approval prior to the commencement of any additional usage of Field No.1 as sought by MOD2014/0006.
  - **Condition 12. Vegetation Planting Considerations** – the vegetation planting referred to in the condition titled ‘Vegetation Planting’ is to consider the long term maintenance of Magdala Park for facility/field use and the regulations of revegetation within the vicinity of power lines. This should be demonstrated in the vegetation plans submitted to Council for approval prior to the commencement of any additional usage of Field No.1 as sought by MOD2014/0006.
  - **Condition 13. Vegetation Maintenance Report** – A Landscape Maintenance Report is to be submitted to City of Ryde twelve months (12) from the date of the vegetation planting referred to in the condition titled ‘Vegetation Planting’ is certifying that the landscape works are still in accordance with the Section 96 consent and the plant material is alive and thriving.

This report is to be prepared by a suitably qualified landscape professional.

- **ALL** other conditions remain unaltered and must be complied with.

(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 5.04pm.

CONFIRMED THIS 3RD DAY OF FEBRUARY 2015.

Chairperson