

Meeting Date: Tuesday 5 August 2014

Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde

Time: 5.00pm

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, Service Unit Manager – Environmental Health and Building, Team Leader – Assessment, Planning Consultant – Creative Planning Solutions, Senior Development Engineer, Business Support Coordinator – Environment and Planning and Meeting Support Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 15 July 2014

RESOLUTION: (Moved by Councillors Yedelian OAM and Chung)

That the Minutes of the Planning and Environment Committee 6/14, held on Tuesday 15 July 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.

2 288 ROWE STREET, EASTWOOD - LOT 27 DP 4826 Development Application for erection of a new dual occupancy (attached). LDA2014/0171.

Note: Mr Andre Whebe and Mr Simon Nakad (objectors) and Ms Nicole Porter (Architect for the applicant) addressed the meeting in relation to this Item.

Note: A Memorandum from the Group Manager – Environment and Planning dated 5 August 2014 was tabled in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Local Development Application No. LDA2014/0171 at 288 Rowe Street, Eastwood being LOT 27 DP 4826 be approved subject to the **ATTACHED** Deferred Commencement conditions (Attachment 1) and an amendment to Condition 19 to read as follows:-

- 19. Section 94.** A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any **Construction Certificate**:

A – Contribution Type	B – Contribution Amount
Community & Cultural Facilities	\$4,227.88
Open Space & Recreation Facilities	\$10,408.16
Civic & Urban Improvements	\$3,539.90
Roads & Traffic Management Facilities	\$482.77
Cycleways	\$301.62
Stormwater Management Facilities	\$958.35
Plan Administration	\$81.32
The total contribution is	\$20,000.00

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

- (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 5.25pm.

CONFIRMED THIS 19TH DAY OF AUGUST 2014.

Chairperson