

**Meeting Date:** Tuesday 3 February 2015  
**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 5.00pm

**Councillors Present:** The Mayor, Councillor Pickering and Councillors Chung (Chairperson), Laxale, Simon and Yedelian OAM.

**Apologies:** Nil.

**Absent:** Councillor Salvestro-Martin.

**Staff Present:** Acting Group Manager – Environment and Planning, Service Unit Manager – Assessment, Service Unit Manager – Urban Planning, Acting Service Unit Manager – Open Space, Team Leader – Assessment, Assessment Officer – Town Planner, Planning Consultant (Creative Planning Solutions), Business Support Coordinator – Environment and Planning, Section Manager - Governance and Governance, Risk and Audit Coordinator.

### **DISCLOSURES OF INTEREST**

The Mayor, Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in Item 2, for the reason that he is familiar with the applicant, having met him on three occasions.

Councillor Yedelian OAM disclosed a Less than Significant Non-Pecuniary Interest in Item 2, for the reason that he is familiar with the applicant and his family.

### **1 CONFIRMATION OF MINUTES - Meeting held on 2 December 2014**

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

That the Minutes of the Planning and Environment Committee 13/14, held on 2 December 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 21 WINBOURNE STREET, WEST RYDE. LOT 4 DP 39266. Local Development Application for alterations and additions and change of use of existing dwelling to a childcare centre for 39 children. LDA2013/0420.**

Note: The Mayor, Councillor Pickering disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he is familiar with the applicant, having met him on three occasions.

Note: Councillor Yedelian OAM disclosed a Less than Significant Non-Pecuniary Interest in this Item for the reason that he is familiar with the applicant and his family.

Note: Phillip Bongers and Marlicia Travis (objectors on behalf of Marsden High School P&C Association), Wayne Gorman (objector on behalf of Ermington Public School P&C) and Nigel White (planner on behalf of the applicant) addressed the meeting in relation to this Item.

**MOTION:** (Moved by Councillors Laxale and Simon)

- (a) That Local Development Application No. 2013/420 at 21 Winbourne Street, West Ryde, being LOT 4 DP 39266 be refused for the following reasons;
1. The proposal will exacerbate existing traffic congestion along Winbourne Street in morning and afternoon peak periods.
  2. A high volume of children traverse Winbourne Street during weekday morning and afternoon peak periods. The number of vehicles that will be associated with the development is not appropriate for the locality and will put the safety of children at risk.
  3. The amenity of surrounding residential properties will be detrimentally impeded as exiting and entering their driveways will be added with further difficulty.
  4. The proposal is unacceptable when assessed in terms of Ryde DCP 2010 (Part 3.2 - Child Care Centres):
    - Clause 6.2.1 Size/functionality of play spaces (unencumbered outdoor play space).
  5. The proposal is unacceptable in terms of streetscape impacts as it involves removal of existing/possible landscaped areas within the front setback area of the existing dwelling and replaces these with hard-surface area associated with the car parking spaces and driveways.
  6. In the circumstances of the case, approval of the development is not in the public interest.
- (b) That the applicant be invited to work with Council staff to identify more suitable locations for the provision of Child Care services in the Ryde LDA.

(c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: Councillors Laxale and Simon

Against the Motion: Councillors Chung and Yedelian OAM

**RESOLUTION:** (Moved by Councillors Simon and Laxale)

That this matter be Recommended.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter was then Recommended.

**RECOMMENDATION:** (Moved by Councillors Laxale and Simon)

- (a) That Local Development Application No. 2013/420 at 21 Winbourne Street, West Ryde, being LOT 4 DP 39266 be refused for the following reasons;
1. The proposal will exacerbate existing traffic congestion along Winbourne Street in morning and afternoon peak periods.
  2. A high volume of children traverse Winbourne Street during weekday morning and afternoon peak periods. The number of vehicles that will be associated with the development is not appropriate for the locality and will put the safety of children at risk.
  3. The amenity of surrounding residential properties will be detrimentally impeded as exiting and entering their driveways will be added with further difficulty.
  4. The proposal is unacceptable when assessed in terms of Ryde DCP 2010 (Part 3.2 - Child Care Centres):
    - Clause 6.2.1 Size/functionality of play spaces (unencumbered outdoor play space).
  5. The proposal is unacceptable in terms of streetscape impacts as it involves removal of existing/possible landscaped areas within the front setback area of the existing dwelling and replaces these with hard-surface area associated with the car parking spaces and driveways.
  6. In the circumstances of the case, approval of the development is not in the public interest.

- (b) That the applicant be invited to work with Council staff to identify more suitable locations for the provision of Child Care services in the Ryde LDA.
- (c) That the persons who made submissions be advised of Council's decision.

**Record of Voting:**

For the Motion: The Mayor, Councillor Pickering and Councillors Laxale and Simon

Against the Motion: Councillors Chung and Yedelian OAM

Note: This matter will be dealt with at the Council Meeting to be held on **10 FEBRUARY 2015** as dissenting votes were recorded.

**3 142 MORRISON ROAD, PUTNEY – LOT 7362 – DP1166680. Development Application for Installation of Playing Field Lighting at Morrison Bay Park. LDA2014/0289.**

Note: Don Bailey (objector), Narelle Luke (objector), Lalitha Krishnan (objector), Kerry Nash (objector on behalf of Morrison Bay Park Community Action Group), Lina Candy and Lou Scarano (supporters on behalf of Putney Rangers FC) and Simon James (applicant on behalf of City of Ryde) addressed the meeting in relation to this Item.

Note: Documentation from Don Bailey was tabled in relation to this Item and a copy is ON FILE.

Note: Documentation from Lalitha Krishnan was tabled in relation to this Item and a copy is ON FILE.

Note: Documentation from Margaret Zoumda was tabled in relation to this Item and a copy is ON FILE.

**RECOMMENDATION:** (Moved by Councillor Simon and The Mayor, Councillor Pickering)

- (a) That determination of Local Development Application No. 2014/289 at 142 Morrison Road, Putney is deferred pending additional information to be submitted addressing the issues of concerns raised in the assessment report including; an Acoustic Report which addresses actual park operations associated with the proposed lighting to reflect the arrangements for the use of both Fields, updated Ecological Assessment and Acid Sulphate Soils Management Plan.
- (b) That a further report be submitted to Planning and Environment Committee as soon as practical.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **10 FEBRUARY 2015** as substantive changes were made to the published recommendation.

The meeting closed at 6.40pm.

CONFIRMED THIS 17TH DAY OF FEBRUARY 2015.

Chairperson