

**Meeting Date:** Tuesday 4 August 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) and Yedelian OAM.

**Leave of Absence:** Councillor Salvestro-Martin.

**Apologies:** Councillors Laxale and Simon.

**Staff Present:** Acting Group Manager – Environment and Planning, Service Unit Manager – Assessment, Team Leader – Major Development, Team Leader – Assessment, Assessment Officer – Town Planner, Senior Development Engineer, Planning Consultant (SJB Planning), Business Support Coordinator – Environment and Planning and Governance, Risk and Audit Coordinator.

#### **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

#### **1 CONFIRMATION OF MINUTES - Meeting held on 21 July 2015**

**RESOLUTION:** (Moved by Councillor Yedelian OAM and The Mayor, Councillor Pickering)

That the Minutes of the Planning and Environment Committee 10/15, held on 21 July 2015, 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 9 JORDAN STREET, GLADESVILLE. LOT 5 DP 665257. Local Development Application for Demolition of existing building and construction of a seven storey residential flat building containing 21 apartments over two levels of basement containing 24 car parking spaces. LDA2014/0450.**

Note: A Memorandum from the Acting Group Manager - Environment and Planning, dated 4 August 2015 was tabled in relation to this Item and a copy is ON FILE.

Note: Dr Margo Orum (objector), Robert Burns (objector representing various lot owners at 1 Jordan Street), Bob Coyne (objector representing Telstra) and Anthony Rowan (planner representing the applicant) addressed the meeting in relation to this Item.

**RESOLUTION:** (Moved by The Mayor, Councillor Pickering and Councillor Yedelian OAM)

(a) That Local Development Application No. LDA2014/0450 at 9 Jordan Street, Gladesville being LOT 5, DP 665257 be approved subject to the **ATTACHED** conditions (Attachment 1), with an amendment to Condition 27 to read as follows:-

**27. 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:*

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
Community & Cultural Facilities	\$40,152.26
Open Space & Recreation Facilities	\$98,846.74
Civic & Urban Improvements	\$33,619.66
Roads & Traffic Management Facilities	\$4,585.90
Cycleways	\$2,864.58
Stormwater Management Facilities	\$9,105.06
Plan Administration	\$772.30
<b>The total contribution is</b>	<b>\$189,946.50</b>

*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 Condition 54 for the Construction and Traffic Management Plan, be amended to take into consideration the impacts of construction noise on the adjoining property at 1 Jordan Street, Gladesville. This is to include consultation with the adjoining owners and tenants and appropriate measures to mitigate noise are to be provided, including a consultation strategy. The measures put in place are to be at the cost of the applicant.

- (c) That Condition 8 (Hours of Work), be amended so that building activities (including demolition) may only be carried out between 7.00am and 5.00pm Monday to Friday and between 8.00am and 4.00pm on Saturday. Prior approval from Council is required for works outside of these hours. No building activities are to be carried out on a Sunday or a public holiday.
- (d) 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.

**3 5 BUENA VISTA AVENUE, DENISTONE. LOT 64 DP 16433. Local Development Application for Alterations & first floor addition to dwelling, carport, and convert outbuilding to a secondary dwelling. LDA2015/0049.**

Note: A Memorandum from the Acting Group Manager - Environment and Planning, dated 4 August 2015 was tabled in relation to this Item and a copy is ON FILE.

**RESOLUTION:** (Moved by Councillor Yedelian OAM and The Mayor, Councillor Pickering)

- (a) That Local Development Application No. LDA2015/49 at 5 Buena Vista Avenue, Denistone being LOT 64 in DP 16433 be approved subject to the **ATTACHED** conditions (Attachment 1), with an amendment to Condition 18 to read as follows:-

**18. 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:*

<b>A – Contribution Type</b>	<b>B – Contribution Amount</b>
<i>Community &amp; Cultural Facilities</i>	<i>\$1,492.65</i>
<i>Open Space &amp; Recreation Facilities</i>	<i>\$3,674.60</i>
<i>Civic &amp; Urban Improvements</i>	<i>\$1,249.80</i>
<i>Roads &amp; Traffic Management Facilities</i>	<i>\$170.48</i>
<i>Cycleways</i>	<i>\$106.49</i>
<i>Stormwater Management Facilities</i>	<i>\$338.48</i>
<i>Plan Administration</i>	<i>\$28.71</i>
<b><i>The total contribution is</i></b>	<b><i>\$7,061.21</i></b>

*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 6.05pm.

CONFIRMED THIS 18TH DAY OF AUGUST 2015.

Chairperson