

Meeting Date: Tuesday 10 November 2015

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

Time: 5.00pm

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

Note: Councillor Pickering arrived at the meeting at 5.09pm during discussion on Item 2. He was not present for consideration and voting on Item 1.

Apologies: Councillors Etmekdjian and Simon.

Note: In the absence of Councillor Simon, the Deputy Chairperson – Councillor Pendleton chaired the meeting.

Staff Present: Acting Director – City Strategy and Planning, Manager – Assessment, Acting Manager – Strategic City, Supervisor – Strategic City, Assessment Officer – Town Planner, Supervisor – Environmental Assessment, Assessment Officer – Town Planner, Senior Development Engineer, Economic Development Coordinator, Planning Consultant (Creative Planning Solutions) and Senior Coordinator – Governance.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 15 September 2015

Note: Councillor Pickering was not present for consideration or voting on this Item.

RESOLUTION: (Moved by Councillors Yedelian OAM and Chung)

That the Minutes of the Planning and Environment Committee 14/15, held on 15 September 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.

2 490 VICTORIA ROAD, RYDE. LOT B DP 319817. Applications pursuant to Section 96(1A) of the Environmental Planning and Assessment Act, 1979 to amend two (2) approved applications in relation to introduction of fill into the rear yard area, various retaining wall works, and increased height of approved shed.

Note: Councillor Pickering arrived at the meeting at 5.09pm during discussion on this Item.

Note: Matthew Benson (objector representing Mark Christie), Mark Christie (objector) and Hayley Knezovic (applicant) addressed the meeting in relation to this Item.

Note: Documentation was tabled by Mark Christie in relation to this Item and a copy is ON FILE.

Note: Photographs were tabled by Hayley Knezovic in relation to this Item and a copy is ON FILE.

RECOMMENDATION: (Moved by Councillors Chung and Yedelian OAM)

That consideration of the application be deferred for a mediation to be undertaken by the Acting Director – City Strategy and Planning with the applicant and objector and that a further report be submitted to the Planning and Environment Committee as soon as practicable.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **24 NOVEMBER 2015** as substantive changes were made to the published recommendation.

3 79A BALACLAVA ROAD, EASTWOOD. LOT C DP 30554. Local Development Application for fitout, use and business identification signs for Domino's Pizza operating Sundays to Thursdays 11:00am to 11:00pm and Fridays and Saturdays 11:00am to 12 midnight. LDA2015/0377.

Note: Pheng Toeng (objector representing surrounding businesses and residents) and Chloe Dunlop (applicant) addressed the meeting in relation to this Item.

Note: Documentation was tabled by Pheng Toeng in relation to this Item and a copy is ON FILE.

RESOLUTION: (Moved by Councillors Yedelian OAM and Chung)

(a) That Local Development Application 2015/377 at 79A Balaclava Road, Eastwood be approved subject to the **ATTACHED** conditions (Attachment 1).

- (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.

4 87 BOWDEN STREET and 2 MACPHERSON STREET, RYDE - LOT 17 DP663261 AND LOT 1 DP 327005. Development Application for demolition, and construction of a new part three/part-two storey child care centre with basement car park. LDA2015/0283.

Note: Doriana Donnelly (objector representing Residents Petition Group, Meadowbank), Justyn Ng (objector) and Richard Mann and Benjamin Black (representing the applicant) addressed the meeting in relation to this Item.

RECOMMENDATION: (Moved by Councillors Pickering and Yedelian OAM)

- (a) That consideration of Local Development Application No. LDA2015/0283 at 87 Bowden Street and 2 Macpherson Street, Ryde (LOT 17 DP663261 and LOT 1 DP327005) be deferred for a meeting to be undertaken with the applicant and the Acting Director – City Strategy and Planning to discuss reducing the number of children, revisiting the level of excavation, traffic issues, the provision of a Heritage Impact Statement and other DCP non-compliances.
- (b) That a further report be presented to the Planning and Environment Committee as soon as practicable.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **24 NOVEMBER 2015** as substantive changes were made to the published recommendation.

ADJOURNMENT

The Chairperson, Councillor Pendleton moved a Motion to adjourn this meeting to reconvene at 6.30pm on Tuesday, 10 November 2015 in Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde, the time being 6.28pm.

RESOLUTION: (Moved by Councillors Pendleton and Chung)

That this meeting be adjourned and be reconvened at 6.30pm.

Record of Voting:

For the Motion: Unanimous

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

Apologies: Councillors Etmekdjian and Simon.

MEETING RECONVENED

The Meeting reconvened at 6.30pm on Tuesday, 10 November 2015 in in Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde.

The following Councillors were present:

The Mayor, Councillor Laxale and Councillors Pendleton (Chairperson), Chung, Pickering and Yedelian OAM.

Apologies: Councillors Etmekdjian and Simon.

Staff Present: Acting Director – City Strategy and Planning, Manager – Assessment, Acting Manager – Strategic City, Supervisor – Strategic City, Assessment Officer – Town Planner, Supervisor – Environmental Assessment, Assessment Officer – Town Planner, Senior Development Engineer, Economic Development Coordinator, Planning Consultant (Creative Planning Solutions) and Senior Coordinator – Governance.

5 PLANNING PROPOSAL - PROVISION OF PARK - 45-61 WATERLOO ROAD MACQUARIE PARK

RESOLUTION: (Moved by Councillors Chung and Yedelian OAM)

- (a) That the Council support the Planning Proposal for 45-61 Waterloo Road, Macquarie Park proceeding to a Gateway determination, subject to the matters identified below in item (b), on the grounds that:
 - i. The Planning Proposal will facilitate the delivery of a public park on the subject site, an identified public need in the location and as agreed in the funding agreement established between the Council and the NSW Government.
 - ii. The proposal is consistent with strategic direction of *A Plan for Growing Sydney*, the Ryde Local Environmental Plan 2014 and Ryde Development Control Plan Part 4.5 Macquarie Park Corridor.
- (b) That the Council support the Planning Proposal to proceed to Gateway determination subject to:
 - i. Removal of the proposal to amend the Macquarie Park Corridor Parking Restrictions Map; and

- ii. The provision by the proponent of a satisfactory Stage 1 Site Assessment Contamination Report; and
 - iii. The minimum width of the proposed park fronting Waterloo Road being 63m in accordance with the funding agreement between the Council and the NSW Minister for Planning (or as near as possible in order to cater for functions including informal sport, active and passive recreation, trade expos and events).
- (c) That Council delegate to the General Manager to finalise, prior to the submission of the Planning Proposal for a Gateway Determination:
- i. The milestone date at which provision of the site contamination report will be accepted by Council.
 - ii. Any minor adjustments to the position or dimensions of the Park that will only serve to improve the overall desired functional requirements of the Park.
- (d) That Council waive fees in the amount of \$58,000 applicable to the rezoning at the request of the proponent and in recognition of the anticipated community benefit.
- (e) The proponent is advised in writing of the Council's decision.
- (f) That the Planning Proposal is publicly exhibited as soon as practicable upon issue of the Gateway Determination.

Record of Voting:

For the Motion: Unanimous

Note: This is now a resolution of Council in accordance with the Committee's delegated powers.

6 DRAFT RYDE AFFORDABLE HOUSING POLICY

Note: Nathan Moulds, Andrew McAnulty, Michael Bolton and John Lumley (representing St Vincent De Paul Society) addressed the meeting in relation to this Item.

RESOLUTION: (Moved by Councillors Pickering and The Mayor, Councillor Laxale)

- (a) That Council endorse the public exhibition of the draft City of Ryde Affordable Housing Policy 2016 – 2031.
- (b) That a further report detailing the outcomes of the public exhibition and details on the implementation program be presented to Council in early 2016.

- (c) That the General Manager be delegated to amend, edit and design the draft City of Ryde Affordable Housing Policy to improve readability prior to the draft Policy being placed on public exhibition.

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 6.57pm.

CONFIRMED THIS 8TH DAY OF DECEMBER 2015.

Chairperson