

**Meeting Date:** Tuesday 21 April 2015  
**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 5.16pm

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

**Apologies:** Councillor Simon.

**Leave of Absence:** Councillor Laxale.

**Absent:** Councillor Salvestro-Martin.

**Staff Present:** Group Manager – Environment and Planning, Service Unit Manager – Assessment, Service Unit Manager – Urban Planning, Team Leader – Strategic Planning, Senior Development Engineer, Team Leader – Assessment, Assessment Officer, Senior Town Planner, Heritage Officer, Business Support Coordinator – Environment and Planning, Section Manager – Governance and Governance, Risk and Audit Coordinator.

### **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

#### **1 CONFIRMATION OF MINUTES - Meeting held on 17 March 2015**

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

That the Minutes of the Planning and Environment Committee 4/15, held on 17 March 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 46-48 GLADSTONE AVENUE, RYDE. LOTS F and G DP 32873. Local Development Application for demolition of existing structures and construction of a 3 storey residential flat building containing 12 apartments and car parking for 16 vehicles. LDA2013/0173.**

Note: A Memorandum from the Group Manager – Environment and Planning dated 14 April 2015 was tabled in relation to this Item and a copy is ON FILE.

Note: Tony Pratt (objector) and Tony Legge (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. 2013/0173 for 46- 48 Gladstone Avenue be approved subject to the **ATTACHED** conditions (Attachment 1), with an amendment to Condition Number 54 to read as follows:-

**54. Boundary Fence & Retaining wall:** Side and rear boundary fence shall be provided at the developers expense as part of the development. Such fence to be as follows:

- A 2.4m high lapped and capped timber fence must be provided along the northern and part of the eastern boundary that adjoins No. 39, 41, **43**, 45, 47 and 49 Princes Street;
- A 1.8m high lapped and capped timber fence must be provided along the southern side boundary of the site that adjoins No. 44 Gladstone Avenue;
- All retaining walls are to be setback from the boundary in accordance with the approved plans so that the boundary fence is independent of any retaining wall;
- Retaining walls higher than 600mm must be certified by a structural engineer;
- If front and return fence are provided, it must not exceed 1.0m in height and shall be designed in accordance with Council's Development Control Plan; Details must be submitted with the Construction Certificate plans;
- Any retaining structures proposed forward of the front setback must not exceed 600mm.

All proposed fence and retaining walls must ensure compliance with this condition and details of compliance are to be provided in the plans for the **Construction Certificate**.

(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.

**3 99 ELLIOTT AVENUE, EAST RYDE. LOT 393 DP 31574. Local Development Application for Demolition, new dual occupancy (attached). LDA2014/0311.**

Note: Andrew McClelland (objector), Albert Khoo (objector), Leonie Dean (objector) Diaa Shakker and Matthew Benson (applicants) and Shant Kradjian (owner) addressed the meeting in relation to this Item.

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

- (a) That Local Development Application No. 2014/311 at 99 Elliott Avenue, East Ryde being LOT 393 DP 31574, 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 36 SAMUEL STREET, RYDE - LOT 27 DP 4826. Development Application for demolition and construction of a new dual occupancy (attached). LDA2014/332.**

Note: A Memorandum from the Group Manager – Environment and Planning dated 10 April 2015 was tabled in relation to this Item and a copy is ON FILE.

Note: A Memorandum from the Group Manager – Environment and Planning dated 21 April 2015 attaching late submissions was tabled in relation to this Item and a copy is ON FILE.

Note: Bruce Lindsay (objector) and David Dinh (applicant) addressed the meeting in relation to this Item.

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

- (a) That Local Development Application No. LDA2014/332 at 36 Samuel Street, Ryde being LOT 54 DP 27143 be approved subject to the **ATTACHED** conditions (Attachment 1) with an amendment to Condition 34 that all fencing is to be at the cost of the developer and an additional condition to ensure full compliance with Council's 40% hard paving area within the front setback. Evidence of the compliance with the 40% paving area to be submitted with the Construction Certificate.

(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 6.22pm.

CONFIRMED THIS 5TH DAY OF MAY 2015.

Chairperson