

**Meeting Date:** Tuesday 21 July 2015  
**Location:** Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde  
**Time:** 5.00pm

**Councillors Present:** Councillors Chung (Chairperson), Laxale and Yedelian OAM.

**Apologies:** Nil.

**Leave of Absence:** Councillor Simon.

**Absent:** Councillor Salvestro-Martin.

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

### **DISCLOSURES OF INTEREST**

Councillor Chung disclosed a Less than Significant Non-Pecuniary Interest in Item 2 – 37 Pennant Avenue, Denistone, for the reason that his wife and the applicant's wife worked together more than 15 years ago and he met the applicant socially at that time.

### **1 CONFIRMATION OF MINUTES - Meeting held on 16 June 2015**

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

That the Minutes of the Planning and Environment Committee 9/15, held on 16 June 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 37 PENNANT AVENUE, DENISTONE. LOT 1 DP 1005675. Local Development Application for Demolish pool, subdivide land into two lots, erect a new two storey dual occupancy with strata subdivision on one lot and retain the heritage item and outbuildings on the other lot. LDA2015/0005.**

Note: This matter was considered later in the meeting as detailed in these Minutes.

- 3 120-124A VICTORIA ROAD, GLADESVILLE. LOTS 1 and 2 DP 552766 and LOT A DP 439417. Local Development Application for construction of a six storey residential flat building with forty six (46) apartments and basement parking containing fifty six (56) car parking spaces. LDA2014/0379.**

Note: A Memorandum from the Acting Group Manager - Environment and Planning, dated 21 July 2015 was tabled in relation to this Item and a copy is ON FILE.

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

That Local Development Application No 2014/0379 at 120-124A Victoria Road Gladesville, being LOTS 1 and 2 DP55766 and LOT A DP439417 be deferred for a further report in respect of the issues in the late submissions.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **28 JULY 2015** as substantive changes were made to the published recommendation.

- 2 37 PENNANT AVENUE, DENISTONE. LOT 1 DP 1005675. Local Development Application for Demolish pool, subdivide land into two lots, erect a new two storey dual occupancy with strata subdivision on one lot and retain the heritage item and outbuildings on the other lot. LDA2015/0005.**

Note: Councillor Chung disclosed a Less than Significant Non-Pecuniary Interest in this Item, for the reason that his wife and the applicant's wife worked together more than 15 years ago and he met the applicant socially at that time.

Note: Anthony Kirilov (applicant) and Otto Cserhalmi (Heritage Consultant on behalf of the applicant) addressed the meeting in relation to this Item.

Note: An email and correspondence from Georgina Lewis was tabled in relation to this Item and a copy is ON FILE.

**RECOMMENDATION:** (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Local Development Application No. 2015/5 at 37 Pennant Avenue, Denistone, being LOT 1 DP 1005675 be deferred allowing the submission of amended plans / additional information and to minimise the impact to the heritage significance of 'Ben Lomond' House.

The additional information / amended plans shall include:

1. A redesign to reduce bulk and scale of the dual occupancy particularly in regard to the southern elevation in closest proximity to 'Ben Lomond' House and its driveway.
  2. A Conservation Management Plan be prepared and submitted to Council.
  3. Details of the construction methods, levels and gradients of the proposed driveways in relation to Tree 14 (*Angophora floribunda*) and Tree 24 (*Eucalyptus saligna*) and which reflect the comments and recommendations contained within the Arboricultural Impact Appraisal and Method Statement; and
  4. Details of the location of each proposed driveway to the kerb with gradients that comply with AS 2890.1. Some excavation is foreseen therefore conceptual details of the driveways are required to allow Council's Consultant Landscape Architect to assess the potential impacts on trees to be retained in the verge.
- (b) That amended plans / additional information be renotified to all adjoining owners and those people who made submissions.
- (c) Subject to parts (a) and (b) above, the Acting Group Manager Environment and Planning be delegated to determine the application.

**Record of Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **28 JULY 2015** as substantive changes were made to the published recommendation.

- 3 120-124A VICTORIA ROAD, GLADESVILLE. LOTS 1 and 2 DP 552766 and LOT A DP 439417. Local Development Application for construction of a six storey residential flat building with forty six (46) apartments and basement parking containing fifty six (56) car parking spaces. LDA2014/0379.**

Note: This matter was considered earlier in the meeting as detailed in these Minutes.

The meeting closed at 5.20pm.

CONFIRMED THIS 4TH DAY OF AUGUST 2015.

Chairperson