

Meeting Date: Tuesday 10 May 2016
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.13pm

Councillors Present: Councillors Simon (Chairperson), Chung, Etmekdjian and Pendleton.

Apologies: Councillors Pickering and Yedelian OAM.

Staff Present: Acting Director – City Strategy and Planning, Acting Manager – Assessment, Senior Coordinator – Development Assessment, Senior Development Engineer, Planning Consultant (Creative Planning Solutions), Consultant Landscape Architect, Business Support Coordinator – City Strategy and Planning, Senior Coordinator – Governance and Governance, Risk and Audit Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 12 April 2016

RESOLUTION: (Moved by Councillors Pendleton and Chung)

That the Minutes of the Planning and Environment Committee 3/16, held on 12 April 2016, 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 38 CONRAD STREET, NORTH RYDE. LOT 23 DP 222878. Further Report. Section 96 application (MOD2015/77) to modify development consent LDA2011/343 for alterations and additions to dwelling.

Note: Robyn Slothouber (objector on behalf of Bob and Milia Slothouber) and Robert Carbone (applicant) addressed the meeting in relation to this Item.

Note: Correspondence and documentation including plans and photographs from Robyn Slothouber was tabled in relation to this Item and a copy is ON FILE.

Note: Documentation including plans and photographs from Robert Carbone was tabled in relation to this Item and a copy is ON FILE.

Note: An email from Alison and John Bonsor dated 9 May 2016 was tabled in relation to this Item and a copy is ON FILE.

Note: An email from Martin and Hester Slade dated 9 May 2016 was tabled in relation to this Item and a copy is ON FILE.

Note: An email from Collin Yeo and Cathy Leung dated 9 May 2016 was tabled in relation to this Item and a copy is ON FILE.

RECOMMENDATION: (Moved by Councillors Pendleton and Chung)

(a) That the Section 96 application number MOD2015/0077 to modify Local Development Application No. 2011/343 at 38 Conrad Street, North Ryde being LOT 23 DP 222878 be approved in the following manner:

(a) *That Section 96 application MOD2015/0077 to LDA2011/0343 at No.38 Conrad Street, North Ryde being LOT 23 DP 222878 be APPROVED in the following manner:*

- **Condition 1** is deleted and replaced with:

Approved Plans/Documents. *Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans (stamped approved by Council) and support documents:*

Document Description	Date	Plan No/Reference
Ground Floor/Site Plan	11.01.2016	Dwg. No. A1.01, Rev. E
Lower Ground Floor/Site Plan	11.01.2016	Dwg. No. A1.02, Rev. D
Elevations & Section	11.01.2016	Dwg. No. A1.03, Rev. E
Cover Sheet	11.01.2016	L/00, Rev. A
Proposed Lower Ground Floor Landscape Plan	11.01.2016	L/01, Rev. A

Prior to the issue of a **Construction Certificate**, the following amendments shall be made (as marked in red on the approved plans):

(b) **Landscape Plan.** *Of the ten (10) Acmena smithii 'Minor' Lilly Pilly trees proposed along the northern side setback, the three (3) Lilly Pilly trees closest to the front boundary are to be substituted for three (3) Syzygium australe Pinnacle 'Lilly Pilly Pinnacle' trees.*

The Development must be carried out in accordance with the amended plans approved under this condition.

- **Condition 7** is deleted and replaced with the following:
 - The development is to be carried out in compliance with BASIX Certificate No. A177112_02 dated 07 May 2015.
- **Condition 21** is deleted.

New Conditions

- **Number of Car Parking Spaces** - One (1) motor vehicle, boat or other vehicle is permitted to park on the elevated parking structure at any one time.
 - **Ongoing use and maintenance**
In relation to the ongoing use and occupation of the elevated hardstand parking and privacy, the owners of the land must ensure that the privacy screen and privacy screen planting are maintained in perpetuity to provide acceptable aural and visual privacy to the private open spaces of the adjoining neighbours at 36 Conrad Street.
 - **ALL other conditions remain unaltered and must be complied with.**
- (b) That the persons who made submissions be advised of Council's decision.

On being put to the Meeting, Councillor Etmekdjian abstained from the voting and accordingly his vote was recorded Against the Motion.

Record of Voting:

For the Motion: Councillors Chung and Pendleton

Against the Motion: Councillors Etmekdjian and Simon

Note: This matter will be dealt with at the Council Meeting to be held on **24 MAY 2016** as substantive changes were made to the published recommendation and dissenting votes were recorded.

3 58 DENISTONE ROAD, DENISTONE. LOT 19 SEC 4 DP 7997. Local Development Application for demolition, construction of two storey (with attic above) new child care centre with 46 places, 11 car parking spaces, fencing and business identification signage. LDA2015/0209.

Note: Peter Collis (objector), Mervyn Brown (objector), Maxwell McCarthy (objector) and Garry Chapman (representing Galileo Developments Pty Ltd – Town Planner for the applicant) addressed the meeting in relation to this Item.

RECOMMENDATION: (Moved by Councillors Chung and Simon)

- (a) That Local Development Application No. 2015/209 at 58 Denistone Road, Denistone, being LOT 19 Section 14 DP 7997 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: Councillors Chung, Etmekdjian and Simon

Against the Motion: Councillor Pendleton

Note: This matter will be dealt with at the Council Meeting to be held on **24 MAY 2016** as dissenting votes were recorded.

The meeting closed at 6.10pm.

CONFIRMED THIS 14TH DAY OF JUNE 2016.

Chairperson