

Meeting Date: Tuesday 25 November 2014
Location: Council Chambers, Level 6, Civic Centre, 1 Devlin Street, Ryde
Time: 7.30pm

NOTICE OF BUSINESS

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2 REPORT OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING 12/14 held on 18 November 2014

Report prepared by: Section Manager - Governance
File No.: CLM/14/1/4/2 - BP14/1366

REPORT SUMMARY

Attached are the Minutes of the Planning and Environment Committee Meeting 12/14 held on 18 November 2014. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

Items 1 and 2 were dealt with by the Committee within its delegated powers.

The following Committee recommendation for Item 3 is submitted to Council for determination in accordance with the delegations set out in Council's Code of Meeting Practice relating to Charters, functions and powers of Committees:

3 7-9 RUTLEDGE STREET, EASTWOOD, LOT 1 DP1111051 and LOT 24 DP 653568. Staged Development: mixed use development comprising 613m² of retail space and 100 residential apartments upon completion of both stages & strata subdivision. LDA 2011/0612.

Note: Andy Ludvik and Terry Morris (on behalf of the owner) were available to answer questions in relation to this Item.

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Local Development Application No. 2011/0612 comprising staged development as outlined below for the construction and strata subdivision of a mixed use development at 7-9 Rutledge Trelawney Street, Eastwood be approved subject to the **ATTACHED** conditions (Attachment 1).
- i. Stage 1
 - Construction of mixed use development with 483m² of retail space and 99 residential apartments;
 - Provide a new vehicular crossing and access ramp directly from Trelawney Street frontage;
 - Strata subdivision of the development.
 - ii. Stage 2
 - Remove the access ramp and vehicular crossing approved under Stage 1 above and replace it with additional retail space equating to 130m² of gross floor space on the lower ground floor level;
 - Construct a new 2 bedroom apartment within the void area above the retail level resulting from the removal of the ramp;

ITEM 2 (continued)

- Provide new access to the building from the northern corner of the building via Eastwood Shopping Centre access ramp (existing ROW). This may be possible if the Eastwood Shopping Centre site is redeveloped in the future;
- (b) That Council accept the Voluntary Planning Agreement received by Council on 12 August 2013 (Reference No. PJAC_100970_017.DOC) made by Rutledge Street Pty Ltd in conjunction with the approval of the LDA2011/0612.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **25 NOVEMBER 2014** as it is outside the Committee's delegations

ATTACHMENTS

- 1 Minutes - Planning and Environment Committee – 18 November 2014

ITEM 2 (continued)

ATTACHMENT 1

**Planning and Environment Committee
MINUTES OF MEETING NO. 12/14**

Meeting Date: Tuesday 18 November 2014
Location: Committee Room 2, Level 5, Civic Centre, 1 Devlin Street, Ryde
Time: 5.04pm

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

Apologies: Councillor Simon.

Absent: Councillor Salvestro-Martin.

Staff Present: Acting Group Manager – Environment and Planning, Manager – Assessment, Team Leader – Assessment, Senior Town Planner, Senior Development Engineer, Client Manager, Planning Consultant (Creative Planning Solutions), Business Support Coordinator – Environment and Planning and Section Manager – Governance.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 4 November 2014

RESOLUTION: (Moved by Councillors Yedelian OAM and Laxale)

That the Minutes of the Planning and Environment Committee 11/14, held on Tuesday 4 November 2014, 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 21 GORDON STREET, EASTWOOD - LOT 10 SECTION 4 IN DP 7076. DA for a multi dwelling housing development with 4 units - 1 x 2-storey 5 bedroom dwelling at the front and 3 x single storey 3 bedroom dwellings at the rear. LDA2014/0089.

Note: Helena Yuen (objector), Patrick Bracken (objector) and Eric Chan (on behalf of the applicant) addressed the meeting in relation to this Item.

ITEM 2 (continued)

ATTACHMENT 1

RESOLUTION: (Moved by Councillors Laxale and Yedelian OAM)

- (a) That LDA 2014/0089 at 21 Gordon Street, Eastwood being LOT 10 SECTION 4 DP 7076 be approved subject to the **ATTACHED** conditions (Attachment 1).
- (b) That the persons who made submissions be advised of Council's decision.
- (c) That Council write to Sydney Water on behalf of the applicant, residents and objectors in Gordon Street to highlight the concerns raised about the failure of the sewerage facilities in this locality and to offer to work with Sydney Water to find a solution.

Record of Voting:

For the Motion: Unanimous

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

3 7-9 RUTLEDGE STREET, EASTWOOD, LOT 1 DP1111051 and LOT 24 DP 653568. Staged Development: mixed use development comprising 613m² of retail space and 100 residential apartments upon completion of both stages & strata subdivision. LDA 2011/0612.

Note: Andy Ludvik and Terry Morris (on behalf of the owner) were available to answer questions in relation to this Item.

RECOMMENDATION: (Moved by Councillors Yedelian OAM and Laxale)

- (a) That Local Development Application No. 2011/0612 comprising staged development as outlined below for the construction and strata subdivision of a mixed use development at 7-9 Rutledge Trelawney Street, Eastwood be approved subject to the **ATTACHED** conditions (Attachment 1).
 - i. Stage 1
 - Construction of mixed use development with 483m² of retail space and 99 residential apartments;
 - Provide a new vehicular crossing and access ramp directly from Trelawney Street frontage;
 - Strata subdivision of the development.
 - ii. Stage 2
 - Remove the access ramp and vehicular crossing approved under Stage 1 above and replace it with additional retail space equating to 130m² of gross floor space on the lower ground floor level;
 - Construct a new 2 bedroom apartment within the void area above the retail level resulting from the removal of the ramp;

ITEM 2 (continued)

ATTACHMENT 1

- Provide new access to the building from the northern corner of the building via Eastwood Shopping Centre access ramp (existing ROW). This may be possible if the Eastwood Shopping Centre site is redeveloped in the future;
- (b) That Council accept the Voluntary Planning Agreement received by Council on 12 August 2013 (Reference No. PJAC_100970_017.DOC) made by Rutledge Street Pty Ltd in conjunction with the approval of the LDA2011/0612.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **25 NOVEMBER 2014** as it is outside the Committee's delegations

The meeting closed at 5.23pm.

CONFIRMED THIS 2ND DAY OF DECEMBER 2014.

Chairperson

**3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING
13/14 held on 18 November 2014**

Report prepared by: Section Manager - Governance
File No.: CLM/14/1/4/2 - BP14/1367

REPORT SUMMARY

Attached are the Minutes of the Works and Community Committee Meeting 13/14 held on 18 November 2014. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

All Items (1, 2 and 3) were dealt with by the Committee within its delegated powers.

As a result, no Committee recommendations are submitted to Council for determination in accordance with the delegations set out in the Code of Meeting Practice relating to Charters, functions and powers of Committees.

RECOMMENDATION:

That Council note that all Items of the Works and Community Committee Meeting 13/14 held on 18 November 2014 were dealt with by the Committee within its delegated powers.

ATTACHMENTS

- 1 Minutes - Works and Community Committee – 18 November 2014

ITEM 3 (continued)

ATTACHMENT 1

**Works and Community Committee
MINUTES OF MEETING NO. 13/14**

Meeting Date: Tuesday 18 November 2014

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

Time: 5.00pm

Councillors Present: Councillors Maggio (Chairperson), Li and Perram.

Apologies: Councillors Etmekdjian and Pendleton.

Staff Present: Acting Group Manager – Community Life, Group Manager – Public Works, Section Unit Manager – Asset Systems, Section Manager – Waste, Traffic Engineer, Section Manager – Traffic, Transport and Development and Executive Assistant to Mayor and Councillors.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 4 November 2014

RESOLUTION: (Moved by Councillors Perram and Li)

That the Minutes of the Works and Community Committee 12/14, held on Tuesday, 4 November 2014, 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 GARBAGE TRUCK NOISE

RESOLUTION: (Moved by Councillors Li and Perram)

That this report be received and noted.

Record of Voting:

For the Motion: Unanimous

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

ITEM 3 (continued)

ATTACHMENT 1

3 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE TRAFFIC COMMITTEE held on 25 September 2014

RESOLUTION: (Moved by Councillors Li and Perram)

- (a) That Council install an on-street Disabled Parking zone for 6 metres in See Street, Meadowbank, near the entrance to the See Street Gallery.
- (b) That Council install a Loading Zone 8am-6pm, Mon-Fri on the north side of Tucker Street Ryde, adjacent to the existing 1/4P parking zone.
- (c) That Council convert the intersection of Reserve Street and Anthony Road, West Ryde from 'GIVE WAY' to 'STOP' control.
- (d) That Council install a No Parking zone (5am-11am, Tuesdays) on the south side of Pile Street, Gladesville.
- (e) That Council install 1P or 2P: 8am-6pm, Mon-Fri on the north side of Blaxland Road Ryde for three spaces at the frontage of No.176-182 subject to confirmation with the affected businesses as to the period time restriction.
- (f) That Council install a Bus Zone: 6am-7pm, Mon-Sat on the south side of First Avenue Eastwood at the bus stop at the frontage of No.3.
- (g) That Council install 1P: 8:30am-6pm, Mon-Fri; 8am-12pm, Sat in the 90 degree angle parking on the west side of Quarry Road Ryde, in the vicinity of Dobson Crescent.
- (h) That Council install a Motorbike Parking zone on the north side of Junction Street Ryde, between the driveways of No.11 and No.13.
- (i) That Council install one space of Disabled Parking on the south side of Charles Street Putney, at the frontage of No. 78, and install one space of 1/2P on the north side (opposite No. 78).
- (j) That Council install a No Parking zone: 8am-9:30am, 2:30pm-4pm, Mon-Fri on the south side of Maxim Lane West Ryde at the doctor's surgery at No. 3 Maxim Street.
- (k) That Council install five spaces of No Parking zone: 7am-7pm, Mon-Fri, on the north side of Talavera Road Macquarie Park, along the frontage of No. 299 Lane Cove Road (Macquarie University building).

Record of Voting:

For the Motion: Unanimous

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

ITEM 3 (continued)

ATTACHMENT 1

The meeting closed at 5.20pm.

CONFIRMED THIS 2ND DAY OF DECEMBER 2014.

Chairperson