

Meeting Date: Tuesday 11 August 2015
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
11/15 held on 4 August 2015**

Report prepared by: Section Manager - Governance
File No.: CLM/15/1/4/2 - BP15/1003

REPORT SUMMARY

Attached are the Minutes of the Planning and Environment Committee Meeting 11/15 held on 4 August 2015. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

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

As a result, no Committee recommendation 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 Planning and Environment Committee Meeting 11/15 held on 4 August 2015 were dealt with by the Committee within its delegated powers.

ATTACHMENTS

- 1 Minutes - Planning and Environment Committee – 4 August 2015

ITEM 2 (continued)

ATTACHMENT 1

**Planning and Environment Committee
MINUTES OF MEETING NO. 11/15**

Meeting Date: Tuesday 4 August 2015

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

Time: 5.00pm

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

Leave of Absence: Councillor Salvestro-Martin.

Apologies: Councillors Laxale and Simon.

Staff Present: Acting Group Manager – Environment and Planning, Service Unit Manager – Assessment, Team Leader – Major Development, Team Leader – Assessment, Assessment Officer – Town Planner, Senior Development Engineer, Planning Consultant (SJB Planning), Business Support Coordinator – Environment and Planning and Governance, Risk and Audit Coordinator.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 21 July 2015

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

That the Minutes of the Planning and Environment Committee 10/15, held on 21 July 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.

ITEM 2 (continued)

ATTACHMENT 1

2 9 JORDAN STREET, GLADESVILLE. LOT 5 DP 665257. Local Development Application for Demolition of existing building and construction of a seven storey residential flat building containing 21 apartments over two levels of basement containing 24 car parking spaces. LDA2014/0450.

Note: A Memorandum from the Acting Group Manager - Environment and Planning, dated 4 August 2015 was tabled in relation to this Item and a copy is ON FILE.

Note: Dr Margo Orum (objector), Robert Burns (objector representing various lot owners at 1 Jordan Street), Bob Coyne (objector representing Telstra) and Anthony Rowan (planner representing the 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. LDA2014/0450 at 9 Jordan Street, Gladesville being LOT 5, DP 665257 be approved subject to the **ATTACHED** conditions (Attachment 1), with an amendment to Condition 27 to read as follows:-

27. Section 94. *A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any Construction Certificate:*

A – Contribution Type	B – Contribution Amount
<i>Community & Cultural Facilities</i>	\$40,152.26
<i>Open Space & Recreation Facilities</i>	\$98,846.74
<i>Civic & Urban Improvements</i>	\$33,619.66
<i>Roads & Traffic Management Facilities</i>	\$4,585.90
<i>Cycleways</i>	\$2,864.58
<i>Stormwater Management Facilities</i>	\$9,105.06
<i>Plan Administration</i>	\$772.30
<i>The total contribution is</i>	\$189,946.50

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

*The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.*

ITEM 2 (continued)

ATTACHMENT 1

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

- (b) That Condition 54 for the Construction and Traffic Management Plan, be amended to take into consideration the impacts of construction noise on the adjoining property at 1 Jordon Street, Gladesville. This is to include consultation with the adjoining owners and tenants and appropriate measures to mitigate noise are to be provided, including a consultation strategy. The measures put in place are to be at the cost of the applicant.
- (c) That Condition 8 (Hours of Work), be amended so that building activities (including demolition) may only be carried out between 7.00am and 5.00pm Monday to Friday and between 8.00am and 4.00pm on Saturday. Prior approval from Council is required for works outside of these hours. No building activities are to be carried out on a Sunday or a public holiday.
- (d) 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 5 BUENA VISTA AVENUE, DENISTONE. LOT 64 DP 16433. Local Development Application for Alterations & first floor addition to dwelling, carport, and convert outbuilding to a secondary dwelling. LDA2015/0049.

Note: A Memorandum from the Acting Group Manager - Environment and Planning, dated 4 August 2015 was tabled in relation to this Item and a copy is ON FILE.

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

- (a) That Local Development Application No. LDA2015/49 at 5 Buena Vista Avenue, Denistone being LOT 64 in DP 16433 be approved subject to the **ATTACHED** conditions (Attachment 1), with an amendment to Condition 18 to read as follows:-
 - 18. Section 94.** *A monetary contribution for the services in Column A and for the amount in Column B shall be made to Council prior to the issue of any **Construction Certificate**:*

ITEM 2 (continued)

ATTACHMENT 1

A – Contribution Type	B – Contribution Amount
<i>Community & Cultural Facilities</i>	\$1,492.65
<i>Open Space & Recreation Facilities</i>	\$3,674.60
<i>Civic & Urban Improvements</i>	\$1,249.80
<i>Roads & Traffic Management Facilities</i>	\$170.48
<i>Cycleways</i>	\$106.49
<i>Stormwater Management Facilities</i>	\$338.48
<i>Plan Administration</i>	\$28.71
The total contribution is	\$7,061.21

These are contributions under the provisions of Section 94 of the Environmental Planning and Assessment Act, 1979 as specified in Section 94 Development Contributions Plan 2007 (2010 Amendment) adopted by City of Ryde on 16 March 2011.

*The above amounts are current at the date of this consent, and are subject to **quarterly** adjustment for inflation on the basis of the contribution rates that are applicable at time of payment. Such adjustment for inflation is by reference to the Consumer Price Index published by the Australian Bureau of Statistics (Catalogue No 5206.0) – and may result in contribution amounts that differ from those shown above.*

A copy of the Section 94 Development Contributions Plan may be inspected at the Ryde Planning and Business Centre, 1 Pope Street Ryde (corner Pope and Devlin Streets, within Top Ryde City Shopping Centre) or on Council's website <http://www.ryde.nsw.gov.au>.

(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 6.05pm.

CONFIRMED THIS 18TH DAY OF AUGUST 2015.

Chairperson

3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 11/15 held on 4 August 2015

Report prepared by: Section Manager - Governance
File No.: CLM/15/1/4/2 - BP15/1004

REPORT SUMMARY

Attached are the Minutes of the Works and Community Committee Meeting 11/15 held on 4 August 2015. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

Items 1 and 4 were dealt with by the Committee within its delegated powers.

The following Committee recommendations for Items 2 and 3 are 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:

2 TENNYSON PARK PROPOSED DINGHY RACK INSTALLATION

Note: Jim Harvey, Imelda Payne, Darryl Heydon, Lynette Lewis, Dennis Blom, Don McKinnon (representing residents/boaties of Tennyson Park and Morrison Bay) and Glynis Heydon addressed the meeting in relation to this Item.

Note: Councillor Pendleton arrived at the meeting at 5.06pm during public participation on this Item.

Note: A letter from Dr Anthony Delaney dated 27 July 2015 and a document outlining Dinghy Storage Charges Across Sydney Metro – 2014/15 were tabled by Mr Harvey in relation to this Item and copies are ON FILE.

Note: Two photographs and two maps were tabled by Mr Heydon in relation to this Item and copies are ON FILE.

Note: A petition signed by 13 residents and two photographs were tabled by Ms Lewis in relation to this Item and copies are ON FILE.

RECOMMENDATION: (Moved by Councillors Maggio and Stott)

- (a) That the proposed installation of 30 – 36 dinghy racks on the western side of the park proceed (pending a full costing) with the dinghy racks to be installed vertically.
- (b) That the installation of the proposed 10 dinghy racks on the eastern side be deferred pending a review after 12 month of the installation of racks on the western side.

ITEM 3 (continued)

- (c) That improved access to the beach to allow the launch of dinghies be investigated with a meeting between Council staff and Minister Anthony Roberts to be held to seek appropriate funding.
- (d) That a review of fees for storage of dinghies be undertaken and reported to the Works Committee. This report is to include the rates paid in other local government areas.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **11 AUGUST 2015** as substantive changes were made to the published recommendation.

3 GRANT FUNDING - ROADS AND MARITIME SERVICES - 2015/2016 BLACK SPOT PROGRAM, SAFER ROADS PROGRAM AND ACTIVE TRANSPORT PROGRAM

Note: Councillor Maggio left the meeting at 6.00pm and was not present for consideration or voting on this Item.

RECOMMENDATION: (Moved by Councillors Perram and Pendleton)

- (a) That Council accepts the grant funding from the Roads and Maritime Service (RMS) as follows:
 - i. \$123,500 under their 2015-2016 Black Spot Funding Program
 - ii. \$27,750 under their 2015-2016 Safer Roads Program
 - iii. \$65,000 under their 2015-2016 Active Transport Program
- (b) That the funding received from the RMS be consolidated as income and expenditure budgets in the next Quarterly Review within the Traffic and Transport Program – Black Spot Funded works - \$123,500, being for the projects:
 - i. Blaxland Road/Ethel Street, Eastwood - medians
 - ii. Adelaide Street/Bennett Street, West Ryde – intersection upgrade
 - iv. Rutledge Street/Darvall Road - medians
- (c) That the funding received from the RMS and additional expenditure from Section 94 contributions be consolidated as an income budget at the Quarter 1 review within the Traffic and Transport Program – Traffic Calming Devices - Chatham Road near Clanalpine Street, Eastwood – surface treatments \$27,750.

ITEM 3 (continued)

- (d) That the funding received from the RMS be consolidated as an income and increased program expenditure budget at the Quarter 1 Review within the Paths and Cycleways Program – Cycleways Construction Expansion - Kent Road between Adelphi Street and Scott Street, North Ryde - shared user path \$65,000.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **11 AUGUST 2015** as it is outside the Committee's delegations.

ATTACHMENTS

- 1 Minutes – Works and Community Committee – 4 August 2015

ITEM 3 (continued)

ATTACHMENT 1

**Works and Community Committee
MINUTES OF MEETING NO. 11/15**

Meeting Date: Tuesday 4 August 2015

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

Time: 5.00pm

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

Note: Councillor Pendleton arrived at the meeting at 5.06pm during public participation on Item 2.

Note: Councillor Maggio left the meeting at 6.00pm and was not present for consideration or voting on Items 3 and 4.

Note: In the absence of Councillor Maggio, the Deputy Chairperson – Councillor Etmekdjian chaired the meeting for Items 3 and 4.

Apologies: Nil.

Staff Present: Acting Group Manager – Community Life, Group Manager – Public Works, Manager – Asset Systems, Manager – Project Development, Acting Manager – Open Space, Section Manager – Open Space, Section Manager – Program Delivery, Section Manager – Traffic, Section Manager – Stormwater and Catchments, Section Manager – Governance and Executive Assistant to Mayor and Councillors.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

1 CONFIRMATION OF MINUTES - Meeting held on 21 July 2015

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

2 TENNYSON PARK PROPOSED DINGHY RACK INSTALLATION

Note: Jim Harvey, Imelda Payne, Darryl Heydon, Lynette Lewis, Dennis Blom, Don McKinnon (representing residents/boaties of Tennyson Park and Morrison Bay) and Glynis Heydon addressed the meeting in relation to this Item.

Note: Councillor Pendleton arrived at the meeting at 5.06pm during public participation on this Item.

ITEM 3 (continued)

ATTACHMENT 1

Note: A letter from Dr Anthony Delaney dated 27 July 2015 and a document outlining Dinghy Storage Charges Across Sydney Metro – 2014/15 were tabled by Mr Harvey in relation to this Item and copies are ON FILE.

Note: Two photographs and two maps were tabled by Mr Heydon in relation to this Item and copies are ON FILE.

Note: A petition signed by 13 residents and two photographs were tabled by Ms Lewis in relation to this Item and copies are ON FILE.

RECOMMENDATION: (Moved by Councillors Maggio and Stott)

- (a) That the proposed installation of 30 – 36 dinghy racks on the western side of the park proceed (pending a full costing) with the dinghy racks to be installed vertically.
- (b) That the installation of the proposed 10 dinghy racks on the eastern side be deferred pending a review after 12 month of the installation of racks on the western side.
- (c) That improved access to the beach to allow the launch of dinghies be investigated with a meeting between Council staff and Minister Anthony Roberts to be held to seek appropriate funding.
- (d) That a review of fees for storage of dinghies be undertaken and reported to the Works Committee. This report is to include the rates paid in other local government areas.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **11 AUGUST 2015** as substantive changes were made to the published recommendation.

1 CONFIRMATION OF MINUTES - Meeting held on 21 July 2015

RESOLUTION: (Moved by Councillors Pendleton and Stott)

That the Minutes of the Works and Community Committee 10/15, held on 21 July 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.

ITEM 3 (continued)

ATTACHMENT 1

2 TENNYSON PARK PROPOSED DINGHY RACK INSTALLATION

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

3 GRANT FUNDING - ROADS AND MARITIME SERVICES - 2015/2016 BLACK SPOT PROGRAM, SAFER ROADS PROGRAM AND ACTIVE TRANSPORT PROGRAM

Note: Councillor Maggio left the meeting at 6.00pm and was not present for consideration or voting on this Item.

RECOMMENDATION: (Moved by Councillors Perram and Pendleton)

- (a) That Council accepts the grant funding from the Roads and Maritime Service (RMS) as follows:
 - i. \$123,500 under their 2015-2016 Black Spot Funding Program
 - ii. \$27,750 under their 2015-2016 Safer Roads Program
 - iii. \$65,000 under their 2015-2016 Active Transport Program
- (b) That the funding received from the RMS be consolidated as income and expenditure budgets in the next Quarterly Review within the Traffic and Transport Program – Black Spot Funded works - \$123,500, being for the projects:
 - i. Blaxland Road/Ethel Street, Eastwood - medians
 - ii. Adelaide Street/Bennett Street, West Ryde – intersection upgrade
 - iv. Rutledge Street/Darvall Road - medians
- (c) That the funding received from the RMS and additional expenditure from Section 94 contributions be consolidated as an income budget at the Quarter 1 review within the Traffic and Transport Program – Traffic Calming Devices - Chatham Road near Clanalpine Street, Eastwood – surface treatments \$27,750.
- (d) That the funding received from the RMS be consolidated as an income and increased program expenditure budget at the Quarter 1 Review within the Paths and Cycleways Program – Cycleways Construction Expansion - Kent Road between Adelphi Street and Scott Street, North Ryde - shared user path \$65,000.

Record of Voting:

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **11 AUGUST 2015** as it is outside the Committee's delegations.

ITEM 3 (continued)

ATTACHMENT 1

4 PROJECT STATUS REPORT AS AT 30 JUNE 2015 - PROJECT DEVELOPMENT UNIT

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

RESOLUTION: (Moved by Councillors Perram and Pendleton)

That Council receive and note this report.

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 6.12pm.

CONFIRMED THIS 18TH DAY OF AUGUST 2015.

Chairperson