

**Meeting Date:** Tuesday 28 July 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 10/15 held on 21 July 2015

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/15/1/4/2 - BP15/969

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### REPORT SUMMARY

Attached are the Minutes of the Planning and Environment Committee Meeting 10/15 held on 21 July 2015. The Minutes will be listed for confirmation at the next Planning and Environment Committee Meeting.

Item 1 was 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 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.

**ITEM 2 (continued)**

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: 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

**ITEM 2 (continued)**

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.

**ATTACHMENTS**

- 1 Minutes - Planning and Environment Committee – 21 July 2015

**ITEM 2 (continued)**

**ATTACHMENT 1**

**Planning and Environment Committee  
MINUTES OF MEETING NO. 10/15**

**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.

**ITEM 2 (continued)**

**ATTACHMENT 1**

- 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.**

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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.

**ITEM 2 (continued)**

**ATTACHMENT 1**

**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.

**ITEM 2 (continued)**

**ATTACHMENT 1**

The meeting closed at 5.20pm.

CONFIRMED THIS 4TH DAY OF AUGUST 2015.

Chairperson



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### **3 REPORT OF THE WORKS AND COMMUNITY COMMITTEE MEETING 10/15 held on 21 July 2015**

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**Report prepared by:** Section Manager - Governance  
**File No.:** CLM/15/1/4/2 - BP15/970

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#### **REPORT SUMMARY**

Attached are the Minutes of the Works and Community Committee Meeting 10/15 held on 21 July 2015. The Minutes will be listed for confirmation at the next Works and Community Committee Meeting.

Items 1, 2(a), 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(i), 2(j), 2(k), 2(l), 2(m), 2(n), 2(o), 2(p), 2(q), 2(r) and 2(s) were dealt with by the Committee within its delegated powers.

The following Committee recommendations for Items 2(h) 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 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE TRAFFIC COMMITTEE held on 28 May 2015**

Note: Avan Albarzanji addressed the meeting in relation to this Item.

**RECOMMENDATION:** (Moved by Councillors Perram and Etmekdjian)

(h) That no further action be taken in regard to this Item.

#### **Record of Voting:**

For the Motion: Councillors Etmekdjian, Li, Maggio, Perram and Stott

Against the Motion: Councillor Pendleton

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 and dissenting votes were recorded.

#### **3 EASTWOOD MURAL MOON FESTIVAL 2015**

**RECOMMENDATION:** (Moved by Councillors Stott and Maggio)

(a) That Council support the creation of a mural on the Eastwood Library entrance to the value of up to \$7,100 plus GST from the Community Life budget to cover the shortfall of any sponsorship Ryde Community Forum obtain for the mural.

(b) That Council engage the service of Yes Way acting for artist Heesco to develop a concept plan and create a mural on Eastwood Library.

**ITEM 3 (continued)**

- (c) That the Ryde Community Forum be consulted in the development of the concept for the proposed mural.
- (d) That the 2014 concept plans be considered in conjunction with the concept plans to be created for the latest mural.
- (e) That the concept design be reported back to Council for approval prior to the work commencing.

**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

**ATTACHMENTS**

- 1 Minutes – Works and Community Committee – 21 July 2015

**ITEM 3 (continued)****ATTACHMENT 1****Works and Community Committee  
MINUTES OF MEETING NO. 10/15****Meeting Date:** Tuesday 21 July 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.**Apologies:** Nil.**Staff Present:** Acting Group Manager – Community Life, Acting Group Manager – Public Works, Manager – Community Capacity and Events, Manager – Asset Systems, Section Manager – Traffic, Transport and Development, Traffic Engineer, Section Manager – Governance and Executive Assistant to Mayor and Councillors.**DISCLOSURES OF INTEREST**

Councillor Li disclosed a Less than Significant Non-Pecuniary interest in Item 2(c) – Traffic and Parking Matters presented to Ryde Traffic Committee held on 28 May 2015, for the reason that he lives near the area identified in that Item.

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

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

**2 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE TRAFFIC COMMITTEE held on 28 May 2015**

Note: Avan Albarzanji addressed the meeting in relation to this Item.

**RECOMMENDATION:** (Moved by Councillors Perram and Etmekdjian)

(h) That no further action be taken in regard to this Item.

**Record of Voting:**

For the Motion: Councillors Etmekdjian, Li, Maggio, Perram and Stott

Against the Motion: Councillor Pendleton

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 and dissenting votes were recorded.

**ITEM 3 (continued)**

**ATTACHMENT 1**

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

**RESOLUTION:** (Moved by Councillors Pendleton and Stott)

That the Minutes of the Works and Community 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 TRAFFIC AND PARKING MATTERS PRESENTED TO RYDE TRAFFIC COMMITTEE held on 28 May 2015**

Note: Councillor Li disclosed a Less than Significant Non-Pecuniary interest in Item 2(c) – Traffic and Parking Matters presented to Ryde Traffic Committee held on 28 May 2015, for the reason that he lives near the area identified in that Item.

**RESOLUTION:** (Moved by Councillors Stott and Perram)

- (a) That Council install a 'NO STOPPING' zone across the driveway to 251 Rowe Street in Hillview Lane, Eastwood.
- (b) That Council:
  - (i) Install an 11m 'NO PARKING 8AM-7PM' zone on the south-eastern side of Melville Street, West Ryde, between the driveway of 71 Melville Street and the existing 20m 'NO STOPPING' zone at the signalised intersection with Blaxland Road.
  - (ii) Reassess the parking restrictions three months after installation and refer back to the Works and Community Committee.
- (c) That Council extend the existing 'NO STOPPING' zone to include the driveway of 6 Corunna Road, Eastwood.
- (d) That Council install 11.6m 'NO STOPPING' zone and adjust the edge linemarking across the driveway to Meadowbank Park in Constitution Road, Meadowbank.
- (e) That Council install 4.6m 'P MOTOR BIKES ONLY' zone in Smith Street between the driveways of 23 and 25 Smith Street, Ryde.
- (f) That Council convert the existing 47.6m 'NO STOPPING 8AM-9.30AM 2.30PM-4PM SCHOOL DAYS' zone on the south-western side of Badajoz Road, Ryde to 'NO STOPPING 8AM-9.30AM 2.30PM-6.30PM SCHOOL DAYS'.

**ITEM 3 (continued)****ATTACHMENT 1**

- (g) That Council install 60m 'NO PARKING' on the northern side of Underdale Lane, between Faraday Lane and Angas Street, Meadowbank, as an interim measure, to be reviewed as other developments in the area come online.
- (i) That Council install 5.5m 'P DISABILITY ONLY' zone on the south-western side of Hunts Avenue, 25m from Balaclava Road, Eastwood.
- (j) That Council convert the existing '1P 8.30AM-6PM MON-FRI 8.30AM-12.30PM SAT, TAXI ZONE ALL OTHER TIMES' zone, located between the driveways of 11 and 17 Church Street, Ryde, to '1P 8.30AM-6PM MON-FRI 8.30AM-12.30PM SAT-SUN, TAXI ZONE ALL OTHER TIMES'.
- (k) That Council convert the existing 'FREE CAR PARK 2 HOUR LIMIT PER DAY 8.45AM-6PM MON-SUN 6PM-9PM THURSDAY, PARK IN MARKED SPACES' signage to 'FREE CAR PARK 2 HOUR LIMIT PER DAY 8.45AM-6PM MON-SAT 6PM-9PM THURSDAY 3 HOUR LIMIT PER DAY 8.45AM-6PM SUNDAY, PARK IN MARKED SPACES'.
- (l) That Council install 7.3m 'NO PARKING' zone on the eastern side of West Parade, Eastwood, 10m north of the entrance to the Eastwood Railway Interchange.
- (m) That Council install 13m 'NO PARKING' zone in Meadowbank Ferry Wharf car park, as shown in Figure 13.1 (as contained within Committee Report).
- (n) That Council:
  - (i) Install 6m long 'NO PARKING 5AM-11AM MON-FRI' zone on the northern side and across the driveway to 2 Porter Street, Ryde.
  - (ii) Install 4m long 'NO PARKING 5AM-11AM MON-FRI, P MOTOR BIKES ONLY OTHER TIMES' zone on the southern side of the driveway to 2 Porter Street, Ryde.
- (o) That Council replace the existing 'NO STOPPING 3PM-4PM SCHOOL DAYS' zone in Bellamy Avenue, Eastwood with 'NO STOPPING 8.30AM-9.30AM 3PM-4PM SCHOOL DAYS'.
- (p) That Council:
  - (i) Retain the one-way flow of Eltham Street, Gladesville on a permanent basis, subject to RMS approval.
  - (ii) Extend the one-way flow of Eltham Street, Gladesville to include the section between 48 Eltham Street and Westminster Road, Gladesville, subject to RMS approval.
- (q) That Council defer the signage and linemarking plan for Station Street, North Ryde, pending further advice regarding the status of the developments at North Ryde Station Precinct.

**ITEM 3 (continued)****ATTACHMENT 1**

- (r) That Council approve the Transport Management Plan submitted by the Conquer Cancer Organisation, dated 12 May 2015, version draft 0.2, including Traffic Control Plans, dated 16 April 2015, for the 2015 Ride to Conquer Cancer Special Event to be held on 10 and 11 October 2015.
- (s) That Council agree to the preparation of a report to the Ryde Traffic Committee that details the locations of six proposed 'NO PARKING 8AM-5PM MON-FRI CITY OF RYDE AUTHORISED VEHICLES EXCEPTED' zones for the purposes of City of Ryde staff undertaking inspections and enforcement duties in the Macquarie Park area.

**Record of Voting:**

For the Motion: Unanimous

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

**LATE ITEM****3 EASTWOOD MURAL MOON FESTIVAL 2015**

**RECOMMENDATION:** (Moved by Councillors Stott and Maggio)

- (a) That Council support the creation of a mural on the Eastwood Library entrance to the value of up to \$7,100 plus GST from the Community Life budget to cover the shortfall of any sponsorship Ryde Community Forum obtain for the mural.
- (b) That Council engage the service of Yes Way acting for artist Heesco to develop a concept plan and create a mural on Eastwood Library.
- (c) That the Ryde Community Forum be consulted in the development of the concept for the proposed mural.
- (d) That the 2014 concept plans be considered in conjunction with the concept plans to be created for the latest mural.
- (e) That the concept design be reported back to Council for approval prior to the work commencing.

**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

**ITEM 3 (continued)**

**ATTACHMENT 1**

The meeting closed at 5.50pm.

CONFIRMED THIS 4TH DAY OF AUGUST 2015.

Chairperson