

Meeting Date: Tuesday 4 December 2018
Location: Council Chambers, Level 1A, 1 Pope Street, Ryde
Time: 9.00pm

Councillors Present: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Kim, Lane, Maggio, Pedersen, Purcell and Zhou.

Apologies: Councillors Moujalli and Yedelian OAM.

Staff Present: General Manager, Director – Customer and Community Services, Director – Corporate Services, Director – City Planning and Environment, Director – City Works, General Counsel, Executive Manager – Strategy and Innovation, Manager – Communications and Engagement, Manager – Urban Strategy, Development Contributions Coordinator, Senior Coordinator – Communications, Senior Coordinator – Community Engagement, Communications Coordinator, Civic Services Manager and Senior Coordinator – Civic Support.

PRAYER

Councillor Maggio offered prayer prior to the commencement of the meeting.

NATIONAL ANTHEM

The National Anthem was sung prior to the commencement of the meeting.

DISCLOSURES OF INTEREST

There were no disclosures of interest.

PUBLIC PARTICIPATION ON ITEMS LISTED ON THE AGENDA

The following persons addressed the Council:-

Name	Topic
Patricia Forsythe (representing Sydney Business Chamber)	Items 1, 2 and 3 – Executive Summary Report, Planning Proposal and Voluntary Planning Agreement by Meriton for 112 Talavera Road, Macquarie Park
Chris Johnson	Item 2 – Planning Proposal – 112 Talavera Road, Macquarie Park
Melanie Marcellino	Items 1, 2 and 3 – Executive Summary Report, Planning Proposal and Voluntary Planning Agreement by Meriton for 112 Talavera Road, Macquarie Park

Name	Topic
Ella and Aaron Marcellino	Items 1, 2 and 3 – Executive Summary Report, Planning Proposal and Voluntary Planning Agreement by Meriton for 112 Talavera Road, Macquarie Park
Colin Waring	Item 3 – Offer to enter into a Voluntary Planning Agreement by Meriton in association with Planning Proposal for 112 Talavera Road, Macquarie Park
Julie Worsley	Items 1, 2 and 3 – Executive Summary Report, Planning Proposal and Voluntary Planning Agreement by Meriton for 112 Talavera Road, Macquarie Park
Tim Pinzone	Item 1 – Executive Summary Report – Planning Proposal and Voluntary Planning Agreement from Meriton – 112 Talavera Road, Macquarie Park
Sophie Lara-Watson	Items 1, 2 and 3 – Executive Summary Report, Planning Proposal and Voluntary Planning Agreement by Meriton for 112 Talavera Road, Macquarie Park
Divya Ahlawat	Items 1, 2 and 3 – Executive Summary Report, Planning Proposal and Voluntary Planning Agreement by Meriton for 112 Talavera Road, Macquarie Park
Keenan Smith	Items 1, 2 and 3 – Executive Summary Report, Planning Proposal and Voluntary Planning Agreement by Meriton for 112 Talavera Road, Macquarie Park
Matthew Lennartz (representing Meriton)	Item 1 – Executive Summary Report – Planning Proposal and Voluntary Planning Agreement from Meriton – 112 Talavera Road, Macquarie Park

PROCEDURAL MOTION

RESOLUTION: (Moved by Councillors Purcell and Maggio)

That the following Items be dealt with in conjunction:-

- Item 1 – Executive Summary Report – Planning Proposal and Voluntary Planning Agreement from Meriton – 112 Talavera Road, Macquarie Park.
- Item 2 – Planning Proposal – 112 Talavera Road, Macquarie Park.
- Item 3 – Offer to Enter into a Voluntary Planning Agreement by Meriton in association with Planning Proposal for 112 Talavera Road, Macquarie Park.

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Kim, Maggio, Pedersen, Purcell and Zhou

Against the Motion: Councillors Brown and Lane

COUNCIL REPORTS

1 EXECUTIVE SUMMARY REPORT - PLANNING PROPOSAL AND VOLUNTARY PLANNING AGREEMENT FROM MERITON - 112 TALAVERA ROAD, MACQUARIE PARK

Note: This Item was dealt with in conjunction with Item 2 – Planning Proposal – 112 Talavera Road, Macquarie Park and Item 3 – Offer to Enter into a Voluntary Planning Agreement by Meriton in association with Planning Proposal for 112 Talavera Road, Macquarie Park as detailed later in these Minutes.

2 PLANNING PROPOSAL - 112 TALAVERA ROAD, MACQUARIE PARK

Note: This Item was dealt with in conjunction with Item 1 – Executive Summary Report – Planning Proposal and Voluntary Planning Agreement from Meriton – 112 Talavera Road, Macquarie Park and Item 3 – Offer to Enter into a Voluntary Planning Agreement by Meriton in association with Planning Proposal for 112 Talavera Road, Macquarie Park as detailed later in these Minutes.

3 OFFER TO ENTER INTO A VOLUNTARY PLANNING AGREEMENT BY MERITON IN ASSOCIATION WITH PLANNING PROPOSAL FOR 112 TALAVERA ROAD, MACQUARIE PARK

Note: This Item was dealt with in conjunction with Item 1 – Executive Summary Report – Planning Proposal and Voluntary Planning Agreement from Meriton – 112 Talavera Road, Macquarie Park and Item 2 – Planning Proposal – 112 Talavera Road, Macquarie Park as detailed later in these Minutes.

1 EXECUTIVE SUMMARY REPORT, PLANNING PROPOSAL AND OFFER TO 2 ENTER INTO A VOLUNTARY PLANNING AGREEMENT FROM MERITON - 3 112 TALAVERA ROAD, MACQUARIE PARK

Note: Patricia Forsythe (representing the Sydney Business Chamber), Chris Johnson, Melanie Marcellino, Ella Marcellino, Aaron Marcellino, Colin Waring, Julie Worsley, Tim Pinzone, Sophie Lara-Watson, Divya Ahlawat, Keenan Smith and Matthew Lennartz (representing Meriton) addressed the Council in relation to this Item.

Note: Councillor Lane tabled various newspaper articles in relation to this Item and a copy is ON FILE.

MOTION: (Moved by The Mayor, Councillor Laxale and Councillor Kim)

(a) That Council does not support the finalisation of the Planning Proposal for 112 Talavera Road, Macquarie Park (LOT 422 in DP 1153360), including proposed amendments to Ryde Local Environmental Plan 2014.

- (b) That Council write to the NSW Minister for Planning recommending that the Proposal does not proceed and seeking refusal of the Planning Proposal by 31 December 2018 for the following reasons:
- The proposal does not meet community expectations as described in the objections received during the exhibition period.
 - Un-met infrastructure requirements in the vicinity of the site, particularly exacerbated by the Urban Activation precincts and the lack of supporting infrastructure provided when they were created by the State Government.
 - The increase in height and density is not in the community interest noting the recent growth and development experienced in the wider Local Government Area.
 - The proposal is not required for the City of Ryde to meet its Housing Target set by the Greater Sydney Commission's North District Plan.
- (c) That Council notify the applicant and those who made a submission of Council's decision.
- (d) That Council note that State Government has already imposed capacity for 15,000 extra dwellings in the Macquarie University (Herring Road) and North Ryde Priority Precincts, and reaffirms Council's demands for the State Government to abolish priority precincts in Ryde.
- (e) That Council notes that the site is in close vicinity to the Macquarie Park Investigation Area (2016), which is yet to exhibit any infrastructure planning to support the corridor and that Council re-affirms its position to the State Government not to rezone any land in the Macquarie Park Investigation Area to allow for residential.
- (f) That the City of Ryde reaffirms its demand to be exempt permanently from the Medium Density Housing Code.
- (g) That Council, noting deliberate and misleading political commentary surrounding this application, effectively communicate to residents this decision of Council and its stance on over-development, in particular against State Government Priority precincts and the Medium Density Housing Code.
- (h) That Council re-affirm its commitment of stage 2 and 3 of Christie Park, and that the General Manager allocates funds for stage 2 during the current budget process (funded from existing development contributions).
- (i) That Council reject the Voluntary Planning Agreement.
- (j) That the Executive Summary Report prepared by the Director - City Planning and Environment on the Planning Proposal and the Voluntary Planning Agreement at 112 Talavera Road, Macquarie Park be noted.

EXTENSION OF TIME

Note: Councillor Maggio left the meeting at 11.10pm and was not present for consideration or voting on this Item.

RESOLUTION: (Moved by Councillors Gordon and Pedersen)

That the Meeting be extend in order to complete the business listed on the Agenda, the time being 11.11pm.

Record of the Voting:

For the Motion: Unanimous

REQUEST TO DEAL WITH ITEM IN SERIATIM

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

Note: Councillor Zhou left the meeting at 11.14pm and was not present for consideration or voting on this Item.

MOTION: (Moved by Councillor Brown and Lane)

That Council deal with this item in Seriatim.

On being put to the Meeting, the voting on the Motion was two (2) votes for and six (6) against. The Motion was **LOST**.

Record of the Voting:

For the Motion: Councillors Brown and Lane

Against the Motion: The Mayor, Councillor Laxale and Councillors Clifton, Gordon, Kim, Pedersen and Purcell

Note: Councillors Maggio and Zhou returned to the meeting at 11.17pm.

RESOLUTION: (Moved by The Mayor, Councillor Laxale and Councillor Kim)

- (a) That Council does not support the finalisation of the Planning Proposal for 112 Talavera Road, Macquarie Park (LOT 422 in DP 1153360), including proposed amendments to Ryde Local Environmental Plan 2014.

- (b) That Council write to the NSW Minister for Planning recommending that the Proposal does not proceed and seeking refusal of the Planning Proposal by 31 December 2018 for the following reasons:
- The proposal does not meet community expectations as described in the objections received during the exhibition period.
 - Un-met infrastructure requirements in the vicinity of the site, particularly exacerbated by the Urban Activation precincts and the lack of supporting infrastructure provided when they were created by the State Government.
 - The increase in height and density is not in the community interest noting the recent growth and development experienced in the wider Local Government Area.
 - The proposal is not required for the City of Ryde to meet its Housing Target set by the Greater Sydney Commission's North District Plan.
- (c) That Council notify the applicant and those who made a submission of Council's decision.
- (d) That Council note that State Government has already imposed capacity for 15,000 extra dwellings in the Macquarie University (Herring Road) and North Ryde Priority Precincts, and reaffirms Council's demands for the State Government to abolish priority precincts in Ryde.
- (e) That Council notes that the site is in close vicinity to the Macquarie Park Investigation Area (2016), which is yet to exhibit any infrastructure planning to support the corridor and that Council re-affirms its position to the State Government not to rezone any land in the Macquarie Park Investigation Area to allow for residential.
- (f) That the City of Ryde reaffirms its demand to be exempt permanently from the Medium Density Housing Code.
- (g) That Council, noting deliberate and misleading political commentary surrounding this application, effectively communicate to residents this decision of Council and its stance on over-development, in particular against State Government Priority precincts and the Medium Density Housing Code.
- (h) That Council re-affirm its commitment of stage 2 and 3 of Christie Park, and that the General Manager allocates funds for stage 2 during the current budget process (funded from existing development contributions).
- (i) That Council reject the Voluntary Planning Agreement.
- (j) That the Executive Summary Report prepared by the Director - City Planning and Environment on the Planning Proposal and the Voluntary Planning Agreement at 112 Talavera Road, Macquarie Park be noted.

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

Record of the Voting:

For the Motion: The Mayor, Councillor Laxale and Councillors Brown, Clifton, Gordon, Kim, Lane, Pedersen, Purcell and Zhou

Against the Motion: Councillor Maggio

The meeting closed at 11.20pm.

CONFIRMED THIS 11TH DAY OF DECEMBER 2018

Chairperson