

**Meeting Date:** Tuesday 14 March 2017  
**Location:** Council Chambers, Level 1A, 1 Pope Street, Ryde  
**Time:** 5.00pm

**Councillors Present:** The Mayor, Councillor Pickering and Councillors Yedelian OAM (Chairperson), Etmekdjian, Laxale, Pendleton and Stott.

**Apologies:** Nil.

**Leave of Absence:** Nil.

**Absent:** Councillors Maggio, Salvestro-Martin and Simon.

Note: The Mayor, Councillor Pickering arrived at the meeting at 5.50pm during consideration of Item 4. He was not present for consideration or voting on Items 1, 2, 3 and 5.

**Staff Present:** Acting General Manager, Acting Director – City Planning and Development, Acting Director – Customer and Community Services, Acting Manager – City Planning, Acting Manager – Assessment, Senior Coordinator – Development Assessment, Senior Development Engineer, Planning Consultant (Creative Planning Solutions), Governance, Risk and Audit Coordinator and Administration Officer – Councillor Support.

### **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

#### **1 CONFIRMATION OF MINUTES - Meeting held on 14 February 2017**

Note: The Mayor, Councillor Pickering was not present for consideration or voting on this Item.

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

That the Minutes of the Planning and Environment Committee 1/17, held on 14 February 2017, be confirmed.

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

For the Motion: Unanimous

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

**2 84 WARING STREET, MARSFIELD - LOT 9 IN DP225200 Local Development Application for Demolition, and construction of a two-storey, ten (10) room boarding house. LDA2016/0339.**

Note: The Mayor, Councillor Pickering was not present for consideration or voting on this Item.

Note: Francis Fung (representing members of the community) and Raymond Fung (representing Marsfield residents) addressed the meeting in relation to this Item.

Note: Two documents with photographs from Raymond Fung were tabled in relation to this Item and a copy is ON FILE.

**RECOMMENDATION:** (Moved by Councillors Yedelian OAM and Etmekdjian)

That Local Development Application No 2016/0339 be refused for the following reasons:

1. The development is unsatisfactory when assessed against the provisions of Ryde DCP 2014, specifically, in terms of the following provisions:
  - Deep soil area controls
  - Topography and excavation controls
  - Rear setback controls
  - Landscaping controls
  - Visual and acoustic privacy
  - Side/rear fencing
  - Internal building design
  - Clothes drying facilities
  - Lack of detail regarding boarding house management
2. The proposal will have unacceptable impacts on the amenity of adjoining residential properties, in particular due to noise impacts, potential privacy and overlooking impacts and waste disposal arrangements.
3. The development is unsatisfactory in terms of vehicle access. Specifically, safe vehicle access to and from the site often cannot be provided due to cars parked on the street which limits sight distance for drivers entering and leaving the site.
4. The proposal is not in the public interest.

**Record for the Voting:**

For the Motion: Unanimous

Note: This matter will be dealt with at the Council Meeting to be held on **28 MARCH 2017** as substantive changes were made to the published recommendation.

**3 45-61 WATERLOO ROAD PLANNING PROPOSAL TO REZONE PART OF THE SITE TO PUBLIC RECREATION**

Note: This matter was dealt with later in the Meeting as detailed in these Minutes.

**4 SUBMISSION TO DRAFT NORTH DISTRICT PLAN**

Note: This matter was dealt with later in the Meeting as detailed in these Minutes.

**5 EXHIBITION OF PLANNING PROPOSAL ADJOINING BLENHEIM PARK AND AMENDMENT TO THE INTEGRATED OPEN SPACE PLAN**

Note: The Mayor, Councillor Pickering was not present for consideration or voting on this Item.

Note: Paul Azizi (representing Raymond Azizi – Owner) addressed the meeting in relation to this Item.

Note: A Memorandum from the Acting General Manager dated 13 March 2017 was tabled in relation to this Item and a copy is ON FILE.

**MOTION:** (Moved by Councillors Etmekdjian and Stott)

That Council defer consideration of this matter until the Council meeting on 28 March 2017.

**AMENDMENT:** (Moved by Councillors Laxale and Pendleton)

- (a) That Council exhibit the amended Planning Proposal for 86 Blenheim Road, 12A and 14 Epping Road as shown in **ATTACHMENT 3** in accordance with the Gateway Determination.
- (b) That Council exhibit the draft amendments to the Integrated Open Space Plan 2012 including updated population projections and new open space in Macquarie Park, as shown in **ATTACHMENT 2**.
- (c) That Council endorse the proposed community consultation process for the exhibition of the Planning Proposal for 86 Blenheim Road and 12A and 14 Epping Road, North Ryde, and the amended Integrated Open Space Plan 2012 as outlined in this report.
- (d) That a report be brought back to Council outlining the survey results and submissions received with respect to the public exhibition.

On being put to the Meeting, the voting on the Amendment was two (2) for and three (3) against. The Amendment was **LOST**. The Motion was then put.

**Record of the Voting:**

For the Amendment: Councillors Laxale and Pendleton

Against the Amendment: Councillors Etmekdjian, Stott and Yedelian OAM

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

That Council defer consideration of this matter until the Council meeting on 28 March 2017.

**Record of the Voting:**

For the Motion: Councillors Etmekdjian, Stott and Yedelian OAM

Against the Motion: Councillors Laxale and Pendleton

Note: This matter will be dealt with at the Council Meeting to be held on **28 MARCH 2017** as dissenting votes were recorded and substantive changes were made to the published recommendation.

**3 45-61 WATERLOO ROAD PLANNING PROPOSAL TO REZONE PART OF THE SITE TO PUBLIC RECREATION**

Note: The Mayor, Councillor Pickering was not present for consideration or voting on this Item.

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

(a) That the Council endorse that Ryde LEP 2014, as it relates to 45-61 Waterloo Road Macquarie Park, be amended as follows:

- i. Rezone a 7,000m<sup>2</sup> portion of the site fronting Waterloo Road from B3 Commercial Core to RE1 Public Recreation;
- ii. Amend the maximum floor space ratio (FSR) development standard in order to:
  - remove the FSR limit applying to the new area zoned RE1 Public Recreation; and
  - evenly distribute the park site area and existing split FSRs of 1:1 and 2:1 at a unified rate of 2.26:1 across the land zoned B3 Commercial Core;
- iii. Amend the maximum height of building development standard to:
  - remove the height limit applying to the new area zoned RE1 Public Recreation; and
  - amend the height controls in the south-west corner of the site to reflect those adjacent and the proposed location of the park;

- iv. Include the 7,000m<sup>2</sup> public open space area on the relevant Land Acquisition Reservation Map as "Local Open Space";
  - v. Amend the Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map in order to:
    - remove the FSR limit applying to the new area zoned RE1 Public Recreation; and
    - distribute the existing FSR at a rate of 3.66:1 across the land zoned B3 Commercial Core;
    - Amend the Macquarie Park Corridor Precinct Incentive Height of Buildings Map in order to remove the height limit applying to the new area zoned RE1 Public Recreation.
- (b) That Council adopt and exercise the delegation issued by the Department of Planning and Environment to make the amendments described in the attached report to Ryde Local Environmental Plan 2014.
- (c) That the Council forward Ryde Local Environmental Plan 2014 as amended above, to the Department of Planning and Environment with a request that the Plan be notified on the NSW Legislation website.

**Record for the Voting:**

For the Motion: Unanimous

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

**4 SUBMISSION TO DRAFT NORTH DISTRICT PLAN**

Note: The Mayor, Councillor Pickering arrived at the meeting at 5.50pm and was present for consideration and voting on this Item.

**RESOLUTION:** (Moved by Councillors Laxale and Etmekdjian)

That Council forward the submission in **ATTACHMENT 1** to the Greater Sydney Commission for consideration subject to reinforcing the following issues:

- (1) that the inequity of housing targets for the North District be reinforced and that City of Ryde Council request that the Greater Sydney Commission reduce the targets for City of Ryde having regard to our delivery of housing across our city and the fact that City of Ryde has two Urban Activation Precincts (UAP's) within our Local Government Area.
- (2) that the submission reinforce Council's commitment to maintaining the commercial core in Macquarie Park and clearly states that there is no support for any increase in residential zoning without the consent of City of Ryde Council.

- (3) That the submission clearly states that Council does not support any change in the commercial zoning within the Wicks Road and Khartoum Road precinct within Macquarie Park and no increase in residential zoning without the consent of City of Ryde Council.

**Record for the 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 5.55pm.

CONFIRMED THIS 11TH DAY OF APRIL 2017.

Chairperson