



**INNER WEST  
COUNCIL**

**INNER WEST PLANNING PANEL MEETING**

**17 April 2018**

**MINUTES**

**MINUTES of INNER WEST PLANNING PANEL MEETING** held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 17 April 2018

Present: Mr Kevin Hoffman; Mr Kenneth Hawke; Ms Lindsey Dey; Ms Annelise Tuor

Staff Present: Development Assessment Manager; Team Leader Development Assessment, Team Leader Development Assessment (Corporate) Support; Development Support Officer.

Meeting commenced: 2.05pm

**\*\* ACKNOWLEDGEMENT OF COUNTRY**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

**\*\* DECLARATION OF PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

There were no declarations of interest.

<b>IWPP0650/18 Agenda Item 1</b>	D/2017/694
<b>Address:</b>	10 Red Lion Street Rozelle
<b>Description:</b>	Alterations and additions to existing terrace.
<b>Applicant:</b>	Ms M Stepic

*The following people addressed the meeting in relation to this item:*

- *Mira Stepic*

## **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the Panel was unanimous.

<b>IWPP0651/18 Agenda Item 2</b>	D/2017/650
<b>Address:</b>	115 Beattie Street Balmain
<b>Description:</b>	New carport structure and associated access to rear of site.
<b>Applicant:</b>	Hugh Slatyer and Associates

## **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the Panel was unanimous.

<b>IWPP0652/18</b> <b>Agenda Item 3</b>	<b>D/2018/97</b>
<b>Address:</b>	332A Young Street Annandale
<b>Description:</b>	Construction of a single garage to rear of site known as 332A Young Street and associated works.
<b>Applicant:</b>	Chapman Planning

### **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the Panel was unanimous.

<b>IWPP0653/18 Agenda Item 4</b>	<b>DA201700579</b>
<b>Address:</b>	68 Railway Street Petersham
<b>Description:</b>	To demolish part of the premises and carry out ground, first and second floor alterations and additions to a dwelling house and construct a new roller door with brick surrounds and hardstand at the rear.
<b>Applicant:</b>	Brad Inwood Architects

*The following people addressed the meeting in relation to this item:*

- *Brad Inwood*

### **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the Panel was unanimous.

<b>IWPP0654/18 Agenda Item 5</b>	<b>DA200300504.01</b>
<b>Address:</b>	68 The Boulevarde Lewisham
<b>Description:</b>	To modify condition 3 of Determination No. 200300504, dated 3 June 2004, under Section 4.55 of the Environmental Planning and Assessment Act so as to increase the student numbers from 1200 to 1350 students.
<b>Applicant:</b>	Christian Brothers High School

*The following people addressed the meeting in relation to this item:*

- Jenni Beattie
- Amelia Lawson
- Tracy Hayden
- Stephen Goldberg
- Glenda Pontes Depose
- Brett Daintry
- Matt McCarthy
- Frank Chiment

## **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report, however considers that the Operational Traffic Management Plan submitted by the applicant needs the addition of the following specific, non-exhaustive, matters:

- i) Modify condition 3a(a) to require two (2) appropriately trained traffic controllers in 'Hi Vis' vests on both Denison Road and The Boulevarde (i.e. 4 in total) in the AM & PM and all other peak times for drop off and pick up operations.
- ii) The Panel adopts 3a(b) and (c) with the addition of the word "carers" (after the word "parents") in 3a(b) and adds the following requirements to be included in condition 3a:
  - e) To define bus and car circulation routes to minimise queuing in the streets and maximise safety and smooth drop off and pick up routines.
  - f) Investigate the benefit of nominated drop off and pick up areas along the existing 80 metre drop off and pick up zone for each class.
  - g) Investigate the benefit of staggered commencement and conclusion times for school operations.
  - h) Specify particular ways to minimise / eliminate unacceptable vehicle manoeuvres such as double parking, stopping in driveways, not using the designated drop off / pick up zone, doing illegal U-turns in streets adjacent to the school, senior students being prohibited from driving to and from school, financial inducements for staff to car pool and use public transport, and the promotion of cycling and pedestrian options.
- iii) The last paragraph of Condition 3a being amended to require the updated Operational Traffic Management Plan to be submitted to Council's Traffic Engineer for review and approval. Furthermore, the condition is to be appropriately amended to require a new independent traffic survey to be carried

out to within 12 months from the date of the updated Operational Traffic Management Plan to review its effectiveness. The review shall include at least two independent traffic and parking surveys to be undertaken on peak traffic days of the school operation. The results of this review and any subsequent amendments to the Operational Traffic Management Plan are to be submitted to Councils Traffic Engineer for review and approval.

- (iv) That condition 3b have added at the end “The litter patrol is to include the collection of any identified litter and disposal to school bins”.
- (v) That the following additional conditions be included:
  - 3c. The school shall establish a complaints handling system including designated contact persons and a complaints register available to Council on request.
  - 3d. The school shall establish a Community Liaison Committee to contact and involve local residents to manage community relations associated with the operation of the school within the local community. The NSW Police are to be invited to participate on the committee.
  - 3e. Within 12 months from the date of this consent the school shall prepare a Strategic Plan that addresses its future; particularly in terms of its growth and development. The school shall consult with Council’s Development Assessment Manager to determine the final parameters for the plan; including future community consultation.

The Panel resolves that the application be approved as per the recommendation contained in the Assessment Report, subject to the changes identified above.

The decision of the Panel was unanimous.



<b>IWPP0655/18</b> <b>Agenda Item 6</b>	<b>DA201700488</b>
<b>Address:</b>	44-46 Princes Highway St Peters
<b>Description:</b>	To adaptively reuse the existing warehouse building at No. 3 Barwon Park Road, demolish the remainder of the buildings on the site and construct a 6 storey mixed use building fronting Princes Highway and a 5 storey mixed use building fronting Barwon Park Road containing a total of 3 ground floor commercial tenancies, 40 dwellings and basement car parking.
<b>Applicant:</b>	Antoniades Architects

*The following people addressed the meeting in relation to this item:*

- *David Stewart*
- *Nick Rodan*
- *Yvette Middleton*
- *Andreas Antoniades*

## **DECISION OF THE PANEL**

The building exceeds the 17 metre height of buildings development standard contained in Clause 4.3 of Marrickville Local Environmental Plan 2011. In its current form the additional height will result in increased overshadowing of the roof terrace of apartment 29 and will impact on the outlook of apartments 28 and 29 of the adjoining "Parkside Apartments". The height exceedance results from the retention of the existing warehouse building and its existing floor to ceiling heights.

The Panel finds that due to the above impacts the extent of the variation cannot be supported, however a modified proposal with a greater upper level setback from the southern boundary would mitigate these impacts to an acceptable level and provide an appropriate transition consistent with the height limits in the Barwon Park Precinct as contained in Marrickville Development Control Plan 2011.

These considerations are fundamental to the Panels decision to support the proposal.

Accordingly the Panel supports the findings contained in the Assessment Report subject to the following additional condition (with any consequential amendments to the other recommended conditions):

- 1a. Prior to lodging any Construction Certificate application amended plans are to be submitted to and approved by Council's Development Assessment Manager indicating the following design changes:
  - (i) The southern (side) boundary setback of the upper level of Building B being increased with the deletion of the living room and dining room of unit 4.01 and the deletion of the bedroom of unit 4.02.
  - (ii) The remainder of dwellings 4.01 and 4.02 being amalgamated to form one dwelling (i.e. the upper level of Building B will contain a total of 2 dwellings).
  - (iii) The newly created setback area is to be maintained as a non-trafficable roof or a passive green roof. Any new windows shall have a minimum sill height of 1.6m metres above floor level.

The decision of the Panel was unanimous.

**The Inner West Planning Panel Meeting finished at 5.47pm.**

**CONFIRMED:**

A handwritten signature in black ink, appearing to read 'Kevin Hoffman', is written over two horizontal lines. The signature is stylized and cursive.

**Kevin Hoffman  
Chairperson  
17 April 2018**