



## INNER WEST PLANNING PANEL MEETING

14 November 2017

# MINUTES

**MINUTES of INNER WEST PLANNING PANEL MEETING** held in the Conference Room, Leichhardt Town Hall, Norton Street, Leichhardt on 14 November 2017

Present: The Honorable David Lloyd in the chair; Mr John McInerney; Mr Ian Stapleton; Ms Heather Warton

Staff Present: Manager Development Assessment and Development Support Officers.

Meeting commenced: 2.03pm

**\*\* 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>IWPP0633/17 Agenda Item 1</b>	<b>DA2017/00070.01</b>
<b>Address:</b>	27 Unwin's Bridge Road Sydenham
<b>Description:</b>	Review request under Section 82A of the Environmental Planning and Assessment Act to review Determination No. 201700070, dated 17 July 2017, being a refusal of a development application to use part of the site as a vehicle hire premises and alterations to the demountable office at the front of the building and a new car park layout for the existing car repair facility
<b>Applicant:</b>	Evolving Investments Pty Ltd

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

- *Chris Edwards*
- *Julian Elvin-Pitts*
- *Philip Bull*
- *Gina Nicolopoulos*

## **DECISION OF THE PANEL**

That the application be refused as per the recommendation in the Assessment Report.

**Advisory Note:** The existing alleged non-compliance with the approved car repair station to be referred to Council Compliance Section.

**Carried Unanimously**

<b>IWPP0634/17 Agenda Item 2</b>	D/2017/292
<b>Address:</b>	14 McKell Street, BIRCHGROVE
<b>Description:</b>	Alterations and additions to dwelling including additional floor.
<b>Applicant:</b>	Stephen Bowers Architects

## **DECISION OF THE PANEL**

That the application be approved subject to the recommendation in the Assessment Report.

**Carried Unanimously**

<b>IWPP0634/17 Agenda Item 3</b>	D/2017/303
<b>Address:</b>	745 Darling Street, ROZELLE
<b>Description:</b>	Partial demolition of existing building and construction of new three storey mixed use building, comprising commercial use to Darling Street; and a nine (9) room boarding house accommodating 17 lodgers, with associated vehicle, motorcycle and bicycle parking.
<b>Applicant:</b>	Black Tie Developments Pty Ltd

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

- Cr Darcy Byrne
- Arany Nerminathan
- Catherine Sawyer
- Cleopatra Litsas
- Bryan Purkis
- Kerry Nash
- Gerard Turrisi
- Raymond Panetta

## **DECISION OF THE PANEL**

That the application be approved in accordance with the recommendation in the Assessment Report subject to the following changes:

### Item 3

- (i) That conditions 3 in the Deferred Commencement matters be amended to include the following matters:
    - (b) to include the hours of use of the communal area and private open space;
    - (c) details of a quick response complaints telephone number and procedure; and
    - (d) the requirement to create and maintain a community liaison committee.
  - (ii) That condition 3 in the Deferred commencement matters be amended to include the following words after the term “green roofs” “at the western end including rationalisation of the roof pitches and parapet heights”.
  - (iii) That the following additional condition be included as a deferred commencement matter:
4. Amended plans being submitted to and approved by Council indicating the following design changes:
    - (i) That cross ventilation be provided to room 1 via a ventilation shaft; to rooms 5 and 6 via operable fanlight to Darling Street elevation; and to room 2 via a skylight.
    - (ii) The windows to rooms 2 and 3 be changed to include operable upper sashes.
    - (iv) Reconfiguration of the main roof stair to reduce visual impact.
    - (v) A note on northern elevation requiring 100% block for privacy screen to the balcony.
    - (vi) One pair of vertically proportioned double hung timber framed windows on both the ground and first floor of the southern elevation to serve the ground level commercial suite and boarding room 6.

- (vii) Retention and restoration of the front elevation of the existing terrace house including a palisade fence at ground floor level.
- (viii) Retention of the ground and first floor fabric of the existing terrace house with the exception of the stairs.
- (ix) Reconfiguration of the bin storage area in the garage to allow better access.

**Carried Unanimously**

<b>IWPP0635/17 Agenda Item 4</b>	DA201700180
<b>Address:</b>	209 Livingstone Road, MARRICKVILLE
<b>Description:</b>	To carry out alterations and additions to the existing building and convert it into a 2 part 3 storey boarding house containing 24 rooms.
<b>Applicant:</b>	CD Architects

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

- Christine Hammond
- Antony Bounos
- Ben Dalrymple
- Rosemary Tallack
- Mitchell Noble
- Ian Patterson
- Prue McDonald
- Sveta Gilverman
- Ali Hammoud

## **DECISION OF THE PANEL**

That the application be refused for the following reasons:

1. The proposed development fails to respond to the character of the surrounding area which is a heritage conservation area and thereby varies from Clause 30A of the State Environmental Planning Policy (Affordable Rental Housing) 2009.
2. The proposed development fails to provide adequate on-site car parking in accordance with the requirements contained in State Environmental Planning Policy (Affordable Rental Housing) 2009 and Marrickville Development Control Plan 2011.
3. The proposed development varies from the maximum height of building development standard contained in Marrickville Local Environmental Plan (MLEP) 2011 and there are considered to be insufficient environmental planning grounds to support the variation.

**Carried Unanimously**

**The Inner West Planning Panel Meeting finished at 4.59pm.**

**CONFIRMED:**



**The Honorable David Lloyd  
Chairperson  
14 November 2017**