



**INNER WEST  
COUNCIL**

**INNER WEST PLANNING PANEL MEETING**

10 October 2017

**MINUTES**

**MINUTES of INNER WEST PLANNING PANEL MEETING** held in the Conference Room, Leichhardt Town Hall, Norton Street, Leichhardt on 10 October 2017

Present: The Honourable Angus Talbot in the chair; Ms Jan Murrell; Mr Kenneth Hawke; Ms Lindsey Dey

Staff Present: Manager Development Assessment; Manager of Development Services (Ashfield); Building Certification Manager; Administration Officer

Meeting commenced: 2.08pm

**\*\* 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**

The following declarations of interest were made:

- Kenneth Hawke declared a non-pecuniary interest in Item 1 – 11a Moonbie Street, Summer Hill and Item 2 - 10 Arthur Street, Ashfield – he was absent for any discussions or the vote for these items.

**SUSPENSION OF STANDING ORDERS**

Standing Orders for item 1 were suspended to consider the following Items:

- **2, 3 and 4.**

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| <b>IWPP0626/17<br/>Agenda Item 2</b> | <b>10./2017./84.1</b>  |
| <b>Address:</b>                      | 10 Arthur Street Ashfield  |
| <b>Description:</b>                  | Alterations and additions to the existing dwelling involving; <ul style="list-style-type: none"> <li>• Two storey rear addition</li> <li>• Attached garage;and</li> <li>• Removal of four trees</li> </ul> |
| <b>Applicant:</b>                    | Mr W H Ho C/- James Kim  |

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

- *David Rollinson*
- *Mr Fowler*

### **DECISION OF THE PANEL**

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

Condition 1, Part B (Design Changes) being amended to require “obscure glazing” and not “obscure film”.

**Carried unanimously**

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| <b>IWPP0627/17<br/>Agenda Item 3</b> | <b>30./2017/007.1</b>  |
| <b>Address:</b>                      | 38 Hardy Street Hurlstone Park   |
| <b>Description:</b>                  | Unauthorised works carried out to two storey dwelling which were not in accordance with the approved complying development certificate issued by private certifier. Works include the excavation and construction of a lower ground floor basement and other modifications to the works approved by the certifier. |
| <b>Applicant:</b>                    | Beraldo Design P/L   |

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

- *Thomas Solano*
- *Dr Susan McIntyre-Tamwoy*
- *Maria Raguz*
- *Kerrie Soulos*
- *Anna Vrataric*

## **DECISION OF THE PANEL**

That the recommendation in the Assessment Report be supported.

**Carried unanimously**

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| <b>IWPP0628/17<br/>Agenda Item 4</b> | <b>DA/2017/00003</b>   |
| <b>Address:</b>                      | 141-161 New Canterbury Road Petersham  |
| <b>Description:</b>                  | To erect a mixed use development that includes partial retention of the existing industrial building with 2 commercial tenancies on the ground floor and 3 part 4 levels of residential units above with associated basement car parking |
| <b>Applicant:</b>                    | Benson McCormack Pty Ltd   |

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

- *Alesha Schaafsma*
- *Melissa Neighbour*
- *Sandy Bardsley*
- *Giovanni Cirillo*
- *Glenn McCormack*
- *Van Dimitri*

### **DECISION OF THE PANEL**

That the application be approved in accordance with the recommendation in the Assessment Report.

The Panel also recommends that Council investigate the residual parcels of land zoned IN2 – Light Industrial in the vicinity of the site with a view to facilitate the future orderly development of the area.

**Carried unanimously**

## RESUMPTION OF STANDING ORDERS

Standing orders were resumed for item 1.

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| <b>IWPP0629/17<br/>Agenda Item 1</b> | <b>DA10./2017./058.1</b>   |
| <b>Address:</b>                      | 11a Moonbie Street Summer Hill   |
| <b>Description:</b>                  | Demolish existing improvements and construct a 2-storey mixed use building comprising a 27-room boarding house plus managers room with a Medical Centre and associated basement parking for 12 vehicles, 6 motorbikes and 12 bicycles. |
| <b>Applicant:</b>                    | Monument Design Partnership  |

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

- Adam Quirk
- Claire Drake
- Bernadette Williamson
- Kylie Hogan
- David Rollinson
- Jane Nice
- Paul Gallagher
- Jason Rudd
- Mr Doyle
- Gerard Turrisi
- Ben Carruthers
- George Mourad

### DECISION OF THE PANEL

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

- (i) The approval only relates to the boarding house and the plans must be amended accordingly.
- (ii) That conditions 3(b), 4 and 10 in Part A – Deferred Commencement be deleted and condition 13 be amended to require separate development consent to be obtained prior to the occupation of the “vacant” area.
- (iii) That the following additional condition be added in Part A – Deferred Commencement:
  14. Amended plans being submitted to and approved by Council indicating the following design changes:
    - (i) The Medical Centre is not approved and accordingly the plans being amended to delete all reference to a “Medical Centre” with the subject area marked as “vacant and subject to future development application”.
    - (ii) Highlight windows with a minimum sill height of 1.6m above floor level being installed on the southern elevation at first floor level;
    - (iii) A 1.5 metre palisade lockable security gate being erected at the Bartlet Street frontage.

- (iv) A privacy screen being erected on western side of the roof of the single storey building at the rear of the site being of sufficient height (to Council's satisfaction) to restrict lines of site into the rear sunroom of the dwelling house at 8 Bartlet Street. Alternatively a 1.6m high privacy screen with a minimum block-out density of 75% being erected on the western face of the first floor west facing balconies to restrict lines of site into the rear sunroom of the dwelling house at 8 Bartlet Street.

**Carried unanimously**

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| <b>IWPP0630/17<br/>Agenda Item 5</b> | <b>DA/2016/00565.01</b>   |
| <b>Address:</b>                      | 595 King Street Newtown   |
| <b>Description:</b>                  | Section 82a review of Determination No. 201600565, dated 8 May 2017, to retain the front façade and ground floor shop and construct a 4 Storey development comprising 1 commercial tenancy and 5 residential units. |
| <b>Applicant:</b>                    | JRU Partnership   |

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

- *Councillor Darcy Byrne*
- *Patrick Coughlan*
- *Patrick Cornwall*
- *Gerard Turrisi*
- *Jennifer Hill*
- *Stephen Gauld*

#### **DECISION OF THE PANEL**

That the application be refused for the reasons outlined in the assessment report.

**Carried unanimously**



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| <b>IWPP0631/17<br/>Agenda Item 6</b> | <b>DA/2016/00678.01</b>   |
| <b>Address:</b>                      | 2/32-72 Alice Street Newtown  |
| <b>Description:</b>                  | Section 82A review of Determination No. 2016000678, dated 19 April 2017, to fit-out and use the premises as a child care centre for 30 children with hours of operation of 7.00am to 6.00pm Mondays to Fridays with associated on and off street car parking. |
| <b>Applicant:</b>                    | Two Cubed P/L   |

This application was withdrawn prior to the meeting and as such did not require consideration by the Panel.

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| <b>IWPP0632/17</b><br><b>Agenda Item 7</b> | <b>DA/2017/00187</b>  |
| <b>Address:</b>                            | 667-669 Princes Highway Tempe   |
| <b>Description:</b>                        | To carry out alterations and additions to the existing premises to be used as a 24 hour taxi changeover base 7 days a week for 25 taxi's, a vehicle body repair workshop, and a vehicle repair station. |
| <b>Applicant:</b>                          | Grand View Projects PL  |

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

- *Ian Hudson*
- *Ken Moxham*
- *Scott Liddicoat*
- *Tom Varga*

## **DECISION OF THE PANEL**

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

- 2a. Any future application to Council being submitted no later than 9 months from the date of this consent. Such application must be supported by the completed complaints register, including full details of any received complaints and the action taken. Any future application must include details of the additional measures (as may be required) to resolve issues that have arisen during the course of the approval period.
- 4a. A sign being erected in a prominent position on the site providing the 24 hour per day contact details for emergencies and the lodgment of complaints.
- 4b. The person acting on this consent must keep a log book that details all private work (i.e. the work on vehicles other than the taxis operating from the premises) being carried out in the vehicle body repair workshop and vehicle repair station. This information must be submitted as part of any future application for the continued use of the premises.
- 4c. There be a limit of ten cars per day to be privately serviced (i.e. other than the 25 taxi's) in the vehicle body repair workshop and/or the vehicle repair station.

That condition 4 be amended to include the following:

- (iii) All workers associated with the use are to be educated on the one-way street network in the area (e.g. Union Street) and are to be strictly advised in writing that all vehicles entering the site must enter from Union Street via the Princess Hwy and must exit the site via the Princess Hwy. Drivers must be instructed in writing not to use Zuttion Lane to enter the site given the one way restrictions on Union Street.
- (iv) The management must keep a log of all driver's private vehicles. This log is to be made available to Council upon request.

**Carried unanimously**

**The Inner West Planning Panel Meeting finished at 6.22pm.**

**CONFIRMED:**

A handwritten signature in black ink, appearing to read 'Angus Talbot', with a stylized flourish at the end.

The Honourable Angus Talbot  
**Chairperson**  
**10 October 2017**