



**INNER WEST  
COUNCIL**

**INNER WEST PLANNING PANEL MEETING**

8 August 2017

**MINUTES**

**MINUTES of INNER WEST PLANNING PANEL MEETING** held in the Conference Room, Leichhardt Town Hall, Norton Street, Leichhardt on 8 August 2017

Present: The Honourable David Lloyd in the chair; Ms Annelise Tuor; Ms Lindsey Dey; Ms Heather Warton

Staff Present: Manager Development Advisory Services, Manager Development Assessment; Manager of Development Services (Ashfield), Acting Team Leader Administration, Administration officer

Meeting commenced: 2:02 pm

**\*\* 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>IWPP0622/17 Agenda Item 1</b>	<b>201600612.01</b>
<b>Address:</b>	124 Warren Road MARRICKVILLE
<b>Description:</b>	Section 82A Review of Determination No. 201600612, dated 6 March 2017, to demolish existing improvements subdivide the land into 2 lots and construct a 2 part 3 storey dwelling house on each allotment.
<b>Applicant:</b>	Andy Liu

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

- *Wei Liu*

### **DECISION OF THE PANEL**

That the application be refused for the reasons outlined in the assessment report with the following changes:

Add the following sentence to reason for refusal 1 “and given a request under Clause 4.6 has not been received Council has no power to approve the application.”

**Carried Unanimously**

### **SUSPENSION OF STANDING ORDERS**

Standing Orders were suspended to consider the following Items:

- **Item 3, 4**

<b>IWPP0623/17</b> <b>Agenda Item 3</b>	<b>D/2017/211</b>
<b>Address:</b>	5 Clubb Street ROZELLE
<b>Description:</b>	Proposed alterations and additions to existing dwelling including rear courtyard pergolas.
<b>Applicant:</b>	Raymond Panetta Architects

### **DECISION OF THE PANEL**

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

Replace condition 2a) to read as follows:

- a) The pergola located along the rear boundary is to be either:
  - setback 600mm from the south western boundary; or
  - Lowered to be (RL21.88) for a distance of 600mm from the south western boundary.

**Carried Unanimously**

<b>IWPP0624/17</b> <b>Agenda Item 4</b>	<b>DAREV/2017/22</b>
<b>Address:</b>	Llewellyn Street BALMAIN
<b>Description:</b>	Removal of one Ficus microcarpa var Hillii (Hill's Weeping Fig) tree located on Llewellyn Street in front of No. 2 Llewellyn Street
<b>Applicant:</b>	Inner West Council

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

- *Evan James*
- *Fay Burdon*
- *Gail Passier*
- *Gregor Zylber*

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

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

**Carried Unanimously**

## RESUMPTION OF STANDING ORDERS

Standing orders were resumed.

<b>IWPP0625/17</b> <b>Agenda Item 2</b>	<b>10.2017.71.1</b>
<b>Address:</b>	6-8 Parramatta Road SUMMER HILL
<b>Description:</b>	Addition of 4th storey consisting of 8 motel rooms
<b>Applicant:</b>	Nino Urban Planning and Development

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

- Wil Nino
- Giovanni Calabrese
- Chris Wierum
- Steven Crawshaw

### DECISION OF THE PANEL

- A. Add the following condition under the heading “**B Design Changes**” that reads as follows:

#### 1. Privacy Screening

Before the issue of a Construction Certificate amended plans are to be submitted to Council's satisfaction indicating the 4 windows on the south western elevation of the additional (4<sup>th</sup>) floor approved as part of this determination being altered as per one of the following options:

- (a) Fixed and obscure glazing to a minimum height of 1.6 metres above the floor level; or
- (b) A fixed external privacy screen having a minimum block out density of 75% being erected in front of the subject windows to a minimum height of 1.6 metres above the floor level.

#### 2. Deletion of clerestory roof structure

Before the issue of a Construction Certificate amended plans are to be submitted to Council's satisfaction indicating the deletion of the roof pop-up structure adjacent to the lift overrun that contains the clerestory windows above the central hall. Skylights may be installed to allow natural light to the central hall.

Add the following condition under the heading “**C Conditions that must be satisfied prior to issuing/releasing a Construction Certificate**” that reads as follows:

#### 8. Quantity surveyors report

Before the issue of a Construction Certificate the person acting on this consent must provide a quantity surveyors report (prepared by an appropriately qualified person) to Council that provides an accurate estimate of the cost of works for the proposal. The person acting on this consent must pay all additional fees, any contributions and bonds based on the changes in the estimated cost of work for the development.

#### 9. Roof Top

No mechanical plant at the roof top shall be visible from the public domain. The roof shall not be trafficable.

- B. Modify previous development consent  
Pursuant to s80A(1)(b) of the Environmental Planning and Assessment Act 1979, the development approval D10.2016.32.1 is to be modified in writing by way of a notice fulfilling the requirements in s80A(5) of the Environmental Planning and Assessment Act 1979 and clause 97 of the Environmental Planning and Assessment Regulation 2000 as follows:

Condition A (1) being amended to incorporate the plans approved as part of DA 10.2017.71.1

Condition B (2) is to be added as follows:

**(2) Privacy Screening**

A fixed external privacy screen having a minimum block out density of 75% to a minimum height of 1.6 metres is to be erected on the south western and north eastern face of the balconies servicing rooms 20, 24, 25, 38, 42 and 43 as approved as part of DA 10.2016.32.1 dated 21.06.2016.

The correspondence issued by Council once the above conditions are satisfied, and any associated documents submitted to satisfy this condition are to form part of this consent and the correspondence is to be provided to the Principal Certifying Authority with the Construction Certificate as applicable.

- C. That the Inner West Panel recommends that the section 94 contribution rates for hotels/motels be reviewed as part of any new section 94 contributions plans proposed for the Inner West Council area.

**Carried Unanimously**

**The Inner West Planning Panel Meeting finished at 3:38pm.**

**CONFIRMED:**



**The Honourable David Lloyd  
Chairperson  
8 August 2017**