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**INNER WEST
COUNCIL**

INNER WEST PLANNING PANEL MEETING

18 July 2017

MINUTES

MINUTES of INNER WEST PLANNING PANEL MEETING held in the Conference Room, Leichhardt Town Hall, Norton Street, Leichhardt on 18 July 2017

Present: The Honourable Angus Talbot in the chair; Mr Kevin Hoffman; Mr John McLnerney; Ms Heather Warton

Staff Present: Manager Development Advisory Services, Manager Development Assessments, Acting Manager of Assessments (Ashfield) and Administration Officer.

Meeting commenced: 2.01pm

**** 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

IWPP0618/17 Agenda Item 1	D/201600/564
Address:	843 New Canterbury Road DULWICH HILL
Description:	To demolish the existing improvements and construct a mixed use development containing 1 x 5 storey building fronting New Canterbury Road and 1 x 4 storey building towards the rear of the site comprising a total of 1 commercial tenancy and 20 dwellings with basement car parking
Applicant:	BKA Architecture

DECISION OF THE PANEL

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

- A. Additional condition 2 within Part A (Deferred Commencement) as follows:
2. The design of the vehicular entry and exit to the site and parking shall be re-considered to take account of the following:
 - a) Substitution of a light controlled single lane entry and exit for the proposed two lane entry and exit;
 - b) relocation of the car waiting area to the upper basement;
 - c) redesign of the New Canterbury Road entry and elevation to improve the design quality of the entry lobby.

Any amended plans must be submitted to RMS in accordance with condition 27.

- B. Add to condition 2 in Part B an additional final paragraph as follows:

To this extent any changes to the approved plans caused by the response to the Preliminary Fire Engineering advice by Design Confidence Dubai & Sydney 14 March 2017 or any subsequent report, will require Council approval.

- C. The panel notes under Clause 4.6 of MLEP 2011, the height and Floor Space Ratio departures are considered to be well founded and therefore supported.

Carried Unanimously

IWPP0619/17 Agenda Item 2	D/201700/072
Address:	26 Gibbens Street CAMPERDOWN
Description:	To demolish part of the premises and carry out ground, first and second floor alterations and additions to a dwelling house.
Applicant:	Tom Gilpin

DECISION OF THE PANEL

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

- A. Amend condition 17 to include in the second dot point add the words 'obscured and' after the word 'Fixed'.
- B. The panel notes under Clause 4.6 of MLEP 2011, the Floor Space Ratio departure is considered to be well founded and therefore supported. Comparatively the proposal will result in less visual and bulk/scale impacts as compared to the recently approved development on 28 Gibbens Street in that the rear ground floor, first floor and attic additions will not be visible from Gibbens Street.

Carried Unanimously

IWPP0620/17 Agenda Item 3	10.2016.280
Address:	22 Yasmar Avenue HABERFIELD
Description:	Section 82A Review to: Amend Condition B (1) (a) western side setback of the new addition) so as to permit a setback on the western boundary between zero to a maximum of 20mm and <ul style="list-style-type: none"> • Delete condition B(1) (d) degree of slope of the new rear hipped roof plane)
Applicant:	Seeman Rush Architects

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

- Heidi Seemann
- John Oultram
- Sarah Elliott
- Angelo Catania

DECISION OF THE PANEL

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

Amend condition B (1), (d) to read as follows:

- (d) The rear hipped roof slope is to be at 30 degrees as described as option 2 on drawing A12 issue D dated 10/4/2017 in plans submitted with the review.

Add (e) to Condition B (1) as follows:

- (e) The setback of the additions to the eastern boundary is to be reduced by 200mm.

Carried Unanimously

IWPP0621/17 Agenda Item 4	D/2017/142
Address:	52 Hill Street LEICHHARDT
Description:	Alterations and additions to existing dwelling, including a new first floor addition to front of existing house and new rear awing.
Applicant:	Mr P F Barnes

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

- *Reena Patel*

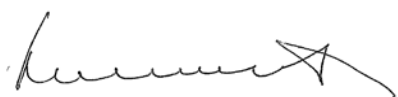
DECISION OF THE PANEL

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

Carried Unanimously

The Inner West Planning Panel Meeting finished at 2.52pm.

CONFIRMED:



**The Honorable Angus Talbot
Chairperson
18 July 2017**