



**INNER WEST
COUNCIL**

INNER WEST PLANNING PANEL MEETING

13 June 2017

MINUTES

MINUTES of INNER WEST PLANNING PANEL MEETING held in the Conference Room, Leichhardt Town Hall, Norton Street, Leichhardt on 13 June 2017

Present: The Honourable Angus Talbot in the chair; Mrs Mary-Lynne Taylor; Ms Annelise Tuor; Ms Kath Roach

Staff Present: Manager Development Advisory Services, Manager Development Assessment, Manager Development Assessment (former Marrickville), Administration Officer.

Meeting commenced: 1.59 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.

IWPP0617 Agenda Item 01	DA201600696
Address:	6-12 Dudley St MARRICKVILLE
Description:	To Demolish existing improvements and construct a 5 part 7 storey mixed use building comprising a retail tenancy on the ground floor with a 35 room boarding house above and associated 2 levels of basement parking.
Applicant:	Mahmoud Mearbany

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

- Philip Thalís

DECISION OF THE PANEL

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

Amend the conditions to include the following 'deferred commencement' conditions as follows:

PART A - DEFERRED COMMENCEMENT CONSENT

The consent will not operate and it may not be acted upon until the Council or its delegate is satisfied as to the following matters:

1. The applicant shall prepare and provide to Sydney Trains for approval/certification the following items:
 - a) Detailed Rail specific Geotechnical Engineering Report and Civil and Structural design plans that meet Sydney Trains requirements. The Geotechnical Report must be based on actual borehole testing conducting on the site closest to the rail corridor. The report shall demonstrate that the development has no negative impact on the rail corridor or the integrity of the infrastructure through its loading and ground deformation and shall contain structural design details/analysis for review by Sydney Trains. The report shall include the potential impact of demolition and excavation, and demolition- and excavation-induced vibration in rail facilities, and loadings imposed on Sydney Trains facilities by the development.
 - b) Construction methodology with construction details pertaining to structural support during excavation. The Applicant is to be aware that Sydney Trains will not permit any rock anchors/bolts (whether temporary or permanent) within its land or easements.
 - c) Cross sectional drawings showing the rail corridor, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a Registered Surveyor.

- d) Detailed Survey Plan showing the relationship of the proposed development with respect to Sydney Trains easement and rail corridor land.
- e) If required by Sydney Trains, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.

Any conditions issued as part of Sydney Trains approval/certification of the above documents will also form part of the consent conditions that the Applicant is required to comply with.

Evidence of the above matters must be produced to the Council or its delegate within 12 months of the date of this Determination otherwise the Consent will lapse.

PART B - CONDITIONS OF CONSENT

Once operative the consent is subject to the following conditions:

As included in the Recommendation on pp 39-55 of the Agenda

CARRIED UNANIMOUSLY

IWPP0617 Agenda Item 02	DA201600538
Address:	113-117 Parramatta Rd CAMPERDOWN
Description:	To demolish existing improvements and construct a 5 storey mixed use development with associated basement car parking.
Applicant:	163 Monterey Properties Pty Ltd

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

- *Josh Martin*
- *Ian Armstrong*

DECISION OF THE PANEL

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

1. Delete condition 3 in Part A Deferred Commencement.

THE VOTE FOR AND AGAINST THE ABOVE DECISION WAS:

	FOR	AGAINST
The Honourable Angus Talbot	X	
Mrs Mary-Lynne Taylor	X	
Ms Annelise Tuor		X
Ms Kath Roach	X	

IWPP0617 Agenda Item 03	D/2016/698
Address:	60 Rofe Street, LEICHHARDT
Description:	Alterations and additions to the existing attached dual occupancy, provision of two on site parking spaces. Torrens Title subdivision of the site into two lots.
Applicant:	Mr S O Sulfaro

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

IWPP0617 Agenda Item 04	DAREV/2017/14
Address:	10 Lilyfield Road, ROZELLE
Description:	Seeking a Review of D/2016/432 for alterations and additions to existing dwelling including ground and first floors and removal of 7 x palm trees. Review includes additions to existing laundry area at rear lower ground level.
Applicant:	Brookes Associates Architects

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

- *Eldin Ngawaka*
- *Chris Brookes*

DECISION OF THE PANEL

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

Note the reasons for refusal are to be renumbered from a to l in reason no. 2.

CARRIED UNANIMOUSLY

IWPP0617 Agenda Item 05	D/2017/98
Address:	114 Victoria Road, ROZELLE
Description:	Alterations to the existing building and change of use to a mixed use development containing a boarding house and commercial tenancies.
Applicant:	Mgc Wealth Pty Ltd

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

- *Barry Hallett*
- *Gerard Turrisi*


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 2.50pm.

CONFIRMED:



The Honourable Angus Talbot
Chairperson
13 June 2017