



**INNER WEST
COUNCIL**

INNER WEST PLANNING PANEL MEETING

13 December 2016

MINUTES

**Minutes of the Inner West Planning Panel
held at Leichhardt Service Centre on 13 December 2016**

Meeting commenced at 2:00pm

Present: The Hon Angus Talbot (in the Chair)
Ms Jan Murrell
Mr Kevin Hoffman
Mr Kenneth Hawke

Staff Present: Rachel Josey Team Leader Assessments, Leichhardt
Judy Clark Manager Development Assessments, Marrickville
Atalay Bas Manager Development Services, Ashfield
Katerina Maros Governance Officer, Leichhardt (Minute Taker)

Acknowledgement of Country by Chairperson

I acknowledge the Gadigal and Wangal people of the Eora nation on whose country we are meeting today, and their elders past and present.

Disclosures of Interests

Nil.

IWPP1216 Item 1	10.2016.194.1
Address:	379-381 Liverpool Road ASHFIELD
Description:	Demolition of existing structures and construction of two residential flat buildings of 6 storeys consisting of 60 dwellings over basement and at grade car parking and two multi dwelling housing buildings of two to three storeys consisting of 6 dwellings with associated car parking and landscaping.
Applicant:	Pamada Pty Ltd

Item 1 was not dealt with at this meeting as the panel could not determine the matter given the application did not have owners consent.

IWPP1216 Item 2	201600079
Address:	66 Constitution Road, Dulwich Hill
Description:	To demolish existing improvements and construct a 6 storey residential flat building containing 15 dwellings with basement car parking and associated landscaping works.
Applicant:	Nino Urban Planning + Development

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

- *Jo Blackman*
- *Stephen White*
- *Donna Duggan*
- *Will Nino*

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

IWPP1216 Item 3	DA201600430
Address:	182-186 Livingstone Road and 313-319 Marrickville Road, MARRICKVILLE
Description:	Stage 1 Civil works.
Applicant:	Mirvac Projects Pty Limited

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

- Adrian Checchin
- Andrew Lau

DECISION OF THE PANEL

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

- There shall be a deferred commencement condition requiring:

That the applicant shall submit a plan showing the levels of remediation to be achieved in respect of each element in the development pursuant to NEPC 2013 for approval by the Senior Environmental Officer (Petersham branch).

- That Condition 7 - Traffic Management Plan, be amended:
 - to prohibit the use of Lilydale Street and Stanley Street except in the case of Stanley Street to gain access and egress from Livingstone Road to Hospital Lane.
 - that condition 7. iii) and 7. vi) be deleted.
 - Hospital Lane is to be inserted instead of Lilydale Street.

CARRIED UNANIMOUSLY

IWPP1216 Item 4	DA201600475
Address:	182-186 LIVINGSTONE ROAD AND 313-319 MARRICKVILLE ROAD, MARRICKVILLE
Description:	Stage 2 Civil Works.
Applicant:	Mirvac Projects Pty Limited

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

- Adrian Checchin
- Andrew Lau

DECISION OF THE PANEL

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

- There shall be a deferred commencement condition requiring:

That the applicant shall submit a plan showing the levels of remediation to be achieved in respect of each element in the development pursuant to NEPC 2013 for approval by the Senior Environmental Officer (Petersham branch).
- That Condition 7 - Traffic Management Plan, be amended:
 - to prohibit the use of Lilydale Street and Stanley Street except in the case of Stanley Street to gain access and egress from Livingstone Road to Hospital Lane.
 - that condition 7. iii) and 7. vi) be deleted.
 - Hospital Lane is to be inserted instead of Lilydale Street.
- That Condition 30 be deleted and Condition 36 amended in accordance with the memorandum prepared by Judy Clark, Manager Development Assessments, Marrickville dated 12 December 2016.

CARRIED UNANIMOUSLY

IWPP1216 Item 5	201500754
Address:	52-54 Parramatta Road, Stanmore
Description:	To demolish existing improvements and construct a four (4) storey mixed use development containing a shop on the ground floor and a 20 room boarding house with a manager's residence on the upper floors.
Applicant:	Archispectrum

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

- *Garry Chapman*

DECISION OF THE PANEL

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

- That Condition 5 a) be amended to add the words 'and annexed here to' after the words 'Condition 1 above'.

CARRIED UNANIMOUSLY

IWPP1216 Item 6	D/2016/221
Address:	66 Lilyfield Road, ROZELLE
Description:	Alterations and Additions to existing dwelling including additions to first floor, ground floor and lower ground floor plus modifications to rear garden and side passage including removal of trees.
Applicant:	M Haerewa

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

IWPP1216 Item 7	D/2016/388
Address:	31 Mansfield Street, ROZELLE
Description:	Alterations and additions to dwelling including new roof terrace and additional upper floor bedroom.
Applicant:	Oikos Architects

DECISION OF THE PANEL

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

Panel's Comment:

If the applicant wishes to pursue a small roof top terrace and / or air-conditioning, all elements should not be visible from the public domain, particularly Smith Street. This would entail the deletion of stairwell overrun and accessed only by a hatch.

CARRIED UNANIMOUSLY

IWPP1216 Item 8	D/2016/243
Address:	3 Toelle Street, ROZELLE
Description:	Alterations and additions to existing building including demolition of shed at the rear. Two storey addition to rear with first floor balcony and dormer.
Applicant:	Mr D G Ritchie and Ms T J Mitchell

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

IWPP1216 Item 9	D/2016/348
Address:	95 Hubert Street, LILYFIELD
Description:	Demolition of existing dwelling house and construction of two (2) new attached dwellings and associated works, including strata subdivision, fencing and retaining wall works, landscaping and tree removal on the street frontage and at both Nos. 93 and 95 Hubert Street.
Applicant:	Mrs M M Bishop

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

- Paul Cowling
- Dennis Yaager
- Timothy Heron
- Magdalena Bishop
- Jon Bianchino
- Jim McArdle

DECISION OF THE PANEL

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

- Amendments to Deferred Commencement condition 1(f) & condition 13 as follows:
 - f) The existing retaining wall in the rear yard of Townhouse 2 is to be retained or reconstructed for a minimum radius of 5.16 metres from the centre of the trunk of the *Eucalyptus sideroxylon* (Mugga) located at no 93 Hubert Street and at the same level. The ground levels eastward of this retaining wall are to be retained. The levels north and west of this retaining wall (i.e. the existing paved area in the rear yard) are to be RL17.65AHD and are to be graded as necessary so that bypass flows from the site drainage system are directed to the side overland flowpaths.
- 13) A landscape plan prepared by a qualified Landscape Architect or Landscape Consultant must be provided prior to the issue of a Construction Certificate. The plan must include:
 - a) Location of all proposed and existing planting delineating existing trees to be retained, removed or transplanted.
 - b) A detailed planting schedule including species by botanical and common names, quantities, pot sizes and estimated size at maturity.
 - c) At least 85% of the plantings must be native species from the Sydney locale.
 - d) One canopy tree capable of achieving a mature height of at least six (6) metres is to be provided shall be planted a minimum of 2 metres from the rear boundary of Townhouse 2. The tree is to conform to AS2303—*Tree stock for landscape use*.
A minimum of 1 x 200 litre size additional tree, which will attain a minimum mature height of 10 - 12 metres, shall be planted a minimum of 2 metres from

the rear boundary of Townhouse 1 and centrally located within the rear garden. The tree is to conform to AS2303—Tree stock for landscape use. Details of the species and planting locations of the replacement plants must be included on the landscape plan and site plan prior to the issue of a Construction Certificate.

If the replacement tree are found to be faulty, damaged, dying or dead within twelve (12) months of planting then it must be replaced with the same species. If the tree is found dead before it reaches a height where it is protected by Council's Tree Management Controls, it must be replaced with the same species.

- e) Details of planting procedure including available soil depth.
- f) Details of earthworks including mounding, retaining walls, and planter boxes (consistent with the approved architectural plans).
- g) A landscape maintenance strategy for the owner / occupier to administer over a twelve (12) month establishment period.
- h) Details of drainage and watering systems.

Details demonstrating compliance are to be shown on the plans submitted to the satisfaction of the Certifying Authority prior to the issue of the Construction Certificate.

- The following conditions relating to the removal of *Citharexylum spinosum* (Fiddlewood) are to be modified/deleted: 3, 31, 55, 56 and 57

CARRIED UNANIMOUSLY

Meeting closed at 4:10pm.

CONFIRMED:



The Hon Angus Talbot
Chairperson
13 December 2016