



**INNER WEST
COUNCIL**

INNER WEST PLANNING PANEL MEETING

8 November 2016

MINUTES

IWPP1116 Item 1	10.2016.44.1
Address:	33 Smith Street, SUMMER HILL
Description:	Demolition of existing dwellings and construction of a part 2/3 storey infill affordable housing development under SEPP (Affordable Rental Housing) 2009 comprising 17 dwellings over basement car parking for 11 cars.
Applicant:	Habitation Design

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

- *Jason Balgi*
- *Philip Yu*
- *Muhilan Sriravindrarajah*
- *Myriam Mendez*

DECISION OF THE PANEL

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

1. Insert additional conditions at deferred commencement stage:
 - Condition (7) - Provision of a clothes drying area to the satisfaction of Council.
 - Condition (8) - The driveway width to the entry of the carpark be reduced along the Western edge to increase the pedestrian pathway and communal open space to the satisfaction of Council.
 - Condition (9) - Landscaping plan. Condition (6) from page 11 of the agenda to be inserted in its entirety here.
2. That the first sentence of Condition (11) relating to Dilapidation Reports on page 19 of the agenda be amended to read:
A dilapidation report on the current structural condition of the existing buildings at 39 Smith Street, the rear structure at 20 Carlton Crescent, 27-29 Smith Street and 16 Fleet Street must be prepared by a practicing structural engineer.

The remainder of condition 11 is to remain unchanged.

CARRIED UNANIMOUSLY

IWPP1116 Item 2	10.2016.67.1
Address:	106 Carlton Crescent SUMMER HILL
Description:	Demolition of existing structures and construction of a 2 to 3 storey multi dwelling housing development consisting of 16 dwellings with basement car parking
Applicant:	Mr A Harb

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

- *Luiza Campos*
- *Mohammed El Dardiry*

DECISION OF THE PANEL

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

- (3)(a) Remove the following words;
The full 6.0 metre frontage is to be used for layback and driveway access and pedestrian sight view. This full frontage driveway width shall extend for a distance at least 6 metres in from the boundary line. The ramp access point and side pedestrian access (to the property) and mail box area will need to be set back at least 6 metres in from the boundary line.
- (4)(b) Replace existing condition with the words;
Unit 5 is to be deleted and the space remaining to be used for the temporary garbage bins store, an increase of open space, and the Urban Design improvement of the Pedestrian Path into the site.

CARRIED UNANIMOUSLY

IWPP1116 Item 3	D/2016/122
Address:	6 Hubert Street, LEICHHARDT NSW 2040
Description:	Demolition of existing dwelling for the construction of a new two storey dwelling, new detached carport & rear boundary wall & associated boundary fences
Applicant:	P R Silveri

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

IWPP1116 Item 4	D/2016/330
Address:	76 Elliott Street, BALMAIN NSW 2041
Description:	Alterations and additions to existing dwelling house including reconfigure existing first floor with rear addition; and new upper level
Applicant:	Rory Brooks Architects Pty Ltd

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

3:10pm Meeting adjourned till 4:00pm.

4:00pm Meeting resumed.

IWPP1116 Item 5	D/2016/130
Address:	551-557 Darling Street, ROZELLE NSW 2039
Description:	Demolition of the existing service station and construction of a three storey residential apartment building comprising 22 apartments with associated car parking and landscaping. Remediation of the site is also proposed.
Applicant:	551 Darling St Pty Ltd

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

- Peter Nissen
- Stephen White
- Axel Klein

DECISION OF THE PANEL

That the application be approved in accordance with the recommendation in the Assessment Report subject to the following change;

- That an additional condition be imposed requiring street planting to Darling Street to the satisfaction and approval of Council's Landscape Officer.

CARRIED UNANIMOUSLY

IWPP1116 Item 6	201600074
Address:	115 Salisbury Road, Stanmore
Description:	To carry out alterations and additions to the existing premises to convert the premises into a mixed use development containing 2 ground floor commercial tenancies with car parking and a dwelling on the upper floor.
Applicant:	Salisbury Rd Pty Ltd

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

- Nathan Bottomley
- Sallahudin Haxhimolla

DECISION OF THE PANEL

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

- Consent condition 45b be amended to change the figure of \$35,049.14 be replaced with \$20,000 and associated changes made to Condition 45c.

CARRIED UNANIMOUSLY

IWPP1116 Item 7	201500242
Address:	2 - 8 Arthur Street, Marrickville
Description:	To demolish existing improvements, consolidation of land into 1 allotment and construct a 7 storey residential flat building with 38 dwellings and 2 basement levels of associated car parking.
Applicant:	Architects Becerra

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

IWPP1116 Item 8	201600094
Address:	442 Parramatta Road, Petersham
Description:	To demolish the existing improvements and construct a 4 part 5 storey mixed use development containing a ground floor commercial tenancy and 21 boarding rooms (including a manager's room) on the upper floors with associated parking.
Applicant:	Admark Investment Pty Ltd

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

- *Erst Carmichael*
- *Harry Liganaris*
- *Stephen Nordon*

DECISION OF THE PANEL

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

CARRIED UNANIMOUSLY

Meeting closed at 4:50pm.

CONFIRMED:



**The Honourable David Lloyd QC
Chairperson
8 November 2016**