

COMMENCEMENT

The meeting opened at 11am.

IN ATTENDANCE

Steve Kourepis	Director, Town Planning
Shahram Mehdizadgan	Senior Executive Town Planner
Michael Brewer	Consultant Town Planner
Sarah Jenkins	Town Planning Coordinator

DEVELOPMENT APPLICATIONS

2.1 11AM 7 GRAY STREET, HENLEY

PROCEEDINGS IN BRIEF

Attendees Andrew Li, owner
Dino Scatena, 2 Dick Street

Proceedings Michael Brewer gave a summary of his report and the issues that had been raised in the submissions to the application.
Dino addressed the DCU and outlined his concerns regarding the impact on the tenants of his property during the construction phase. Also, any damage that may occur to the driveway and garden was a concern.
Michael highlighted the special condition that deals with access to the property during construction.
Andrew Li addressed the DCU and stated that their intent is to leave the driveway and garden in the same condition, if not better, after completion of the project.

DECISION RESOLVED on the MOTION of Mr Kourepis , seconded Shahram Mehdizadgan, That Development Application No. 20220234 for demolition of an existing pool and construction of a new secondary dwelling with swimming pool above and associated landscaping at 7 Gray Street, Henley be approved, subject to the following conditions:

Standard Conditions

GEN 0

GEN1

GEN3:

Drawing Number/ Revision	Date	Drawn By	Title
Job No. 2212, Drawing DA02, Rev A	2.12.2022	O2 Architecture	Existing Floor and Demolition Plans

Job No. 2212, Drawing DA03, Rev C	24.10.2023	O2 Architecture	Proposed Garden Plan
Job No. 2212, Drawing DA04, Rev B	14.03.2023	O2 Architecture	Proposed Secondary Dwelling Plan
Job No. 2212, Drawing DA05, Rev C	24.10.2023	O2 Architecture	Elevations and Section
Job No. 2212, Drawing DA06, Rev B	14.03.2023	O2 Architecture	Elevations
Job No. 2212, Drawing DA07, Rev B	14.03.2023	O2 Architecture	Area Calculation
Job No. 2212, Drawing DA011, Rev A	14.3.2023	O2 Architecture	Bulk Earthworks Plan
Drawing No. 2219-01, Revision D	19.03.2023	Paddock Studio	Title Sheet
Drawing No. 2219-02, Revision D	19.03.2023	Paddock Studio	Landscape DA Plan 1 of 3 Rear Garden and Terrace
Drawing No. 2219-03, Revision D	19.03.2023	Paddock Studio	Landscape DA Plan 2 of 3 Lower Rear Garden and Studio
Drawing No. 2219-04, Revision D	19.03.2023	Paddock Studio	Landscape DA Plan 3 of 3 Existing Front Garden
Drawing No. 2219-05, Revision D	19.03.2023	Paddock Studio	Planting DA Plan 1 of 1
Drawing No. 2219-06, Revision D	19.03.2023	Paddock Studio	Plant DA Schedule Plant Images
Job No. 220501, Drawing D1, Revision B	02.11.2023	Quantum Engineers	Detail, Notes and Legend
Job No. 220501, Drawing D2, Revision B	02.11.2023	Quantum Engineers	Site/ Ground Floor Plan
Job No. 220501, Drawing D3, Revision B	02.11.2023	Quantum Engineers	Lower Ground Floor Plan
Job No. 220501, Drawing D4, Revision B	02.11.2023	Quantum Engineers	Roof Plan

Job No. 220501, Drawing D5, Revision B	02.11.2023	Quantum Engineers	Stormwater Details
Job No. 220501, Drawing D6, Revision B	02.11.2023	Quantum Engineers	Sediment Control Plan
Job No. 220501, Drawing D7, Revision B	02.11.2023	Quantum Engineers	Sediment Details

Document	Prepared By	Dated
Addendum Statement of Environmental Effects	Sky Town Planning	22 March 2023
Statement of Heritage Impact	Three + One Heritage	21 March 2023
Geotechnical Investigation Report	Fortify Geotech	14 March 2023
Aboricultural Impact Assessment	Abnoba Arbor	14 March 2023

GEN 5, 6, 7, 20, 21, 23

PCC0

PCC1 (\$1,733.00).

PCC3 (\$5,000)

PCC5 (\$4,950)

PCC11

PCC12 – 1350186S

PCC13,

PCC15, 16, 17, 18, 20, 21, 32, 41, 42, 47,

PCC54 5 and 9 Gray Street and the driveway to No. 2 Dick Street

PCC72, 75, 76

The existing stone walls located within the western portion of the Site are to be protected from damage during construction to the satisfaction of Council.

Details of the method of protection of the wall are to be submitted to Council

prior to the issue of the Construction Certificate. Photographs of the wall are to be submitted to Council prior to the commencement of any building work.

Special Condition:

Nothing in this consent authorises the installation of the proposed 1.8m high timber fence along the western boundary to the Dick Street Road Reserve or for a distance of 10m along the northern and southern boundaries from the western boundary. In this regard, all plans submitted with the Construction Certificate are to delete any reference to the 1.8m high timber fence and maintain any existing sandstone walls, blocks or outcrops in order to maintain an appropriate and compatible streetscape.

Special Condition:

Nothing in this consent authorises the placement of vehicles, materials, stockpiles or any other matter within the access driveway to No. 2 Dick Street in any manner that would prevent vehicular and pedestrian access to that property from either Dick Street or Kelly Street. In the event that vehicles, machinery and/ or equipment need to be placed temporarily within the driveway to facilitate construction, the applicant shall ensure that both Council and residents of No. 2 Dick Street are advised in writing with no less than 24 hours notice in advance of any obstructions to access caused by machinery, deliveries or the like and the anticipated duration.

PCW0, 1, 2, 3, 4, 5, 6, 8, 14,16, 18

CS10, 3

DEM0, 1,3,4,5,6,7,8,9,10,11,12,13,15,16, 17

CON0,1,2,3,4,5,7,8,9,11,12,13,14,15,17,19,20,21,23,29, 34,35,37, 41, 42, 43,44,45,47, 51, 52, 53, 54, 55, 58, 59, 70,71

POC0,1,2,3 - 1350186S,

POC4,13,14, 17,20,22,23,24,25, 28,

POC7 Landscape in accordance with the stamped approved plans.

- Landscape Plans
(prepared by Paddock Studio, dwg no 2219 – 01-06 D, dated 19.03.2023)

POC10

- Arboricultural Impact Assessment
(prepared by Abnoba Arboricultural Services, dated 14.03.2023)

POC75

The following Special Conditions apply:

PCW Tree Protection

a)

Tree No/ Location	Species	TPZ (m)
Tree 1	<i>Angophora costata</i>	8.4

- The trees listed above in (a) shall be retained and protected in accordance with the Arboricultural Impact Assessment (prepared by Abnoba Arboricultural Services, dated 14.03.2023)

b) The following works are excluded from within the TPZ, unless otherwise stated.

- * Grade alterations
- * Soil cultivation, disturbance or compaction
- * Stockpiling, storage, disposal or mixing of materials
- * Refuelling of machinery or vehicles
- * Washing of machinery or vehicles
- * Pedestrian access or vehicular access
- * Siting of offices, sheds or temporary services
- * Any action that has the potential to impact the tree's health and structural condition

PCW Street Tree Protection

- a) All street trees located directly outside the site must be retained and protected in accordance with the AS4970 Australian Standard Protection of trees on development Sites 2009.
- b) Tree trunk and major branch protection must be installed prior to the commencement of any works (including demolition). The protection must be installed and certified by a qualified Arborist (AQF Level 3) and must include:
 - An adequate clearance, minimum 250mm, must be provided between the structure and tree branches and trunks at all times;
 - Tree trunk/s and/or major branches to a height of two metres must be protected by wrapped thick underlay carpet or similar padding material to limit damage;

- Timber planks (50mm x 100mm or similar) must be placed around tree trunk/s. The timber planks must be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping. The thick underlay carpet or similar padding material and timber planks must not be fixed to the tree in any instance, or in any fashion;
 - Tree trunk and major branch protection is to remain in place for the duration of construction and development works, and must be removed at the completion of the project.
- c) Temporary signs, or any other items, must not be fixed or attached to any street tree.
- d) All hoarding support columns are to be placed a minimum of 250mm from the edge of the existing tree pits/setts, so that no sinking or damage occurs to the existing tree pits. Supporting columns must not be placed on any tree roots that are exposed.
- e) Materials or goods, including site sheds, must not be stored or placed:
- around or under the tree canopy or
 - within two (2) metres of tree trunks or branches or any street trees
- f) Any excavation within any area known to or suspected of having tree roots greater than 40mm diameter must be undertaken using tree sensitive excavation methods. Roots greater than 40mm must not be severed or damaged unless approved in writing by Council.

Existing sections of kerbs adjacent to any street tree must not be removed without approval from the Council.

2.2 11.30AM 14 ELLESMERE AVENUE, HUNTERS HILL

PROCEEDINGS IN BRIEF

- Attendees** Li Wang, owner
Peter Katris, architect
Bernard Moroz, planner
Andrew Livermore, 12 Ellesmere Ave
Ricarda Sanders and Idylle Tayong, 16 Ellesmere Ave
Luke Baker, 11 Foss St
- Proceedings** Mr Katris addressed the DCU and summarised the proposal.
Andrew Livermore addressed the DCU and outlined his concerns regarding the southern elevation, particularly the window that creates a privacy issue and is requesting the window is returned to the original court approval. Also, concerned with first floor windows and overlooking of courtyard, and requests that they are reverted to the court approved location.
Idylle addressed the DCU on behalf of her mother, Ricarda, and stated concerns with increased roofline and obstruction of view and privacy impacts. She is also concerned with first floor windows on the northern elevation and the privacy impacts.
Luke Baker addressed the DCU and outlined objections to the increased height in roofline and the resulting impacts on view.
Mr Katris advised that they can amend the roofline to comply with the original court approval.
Mr Katris also advised that the ground floor window could be reverted to the original court approved location and translucence with no issue.
Mr Katris advised that the three second floor windows on the southern elevation are for circulation, in an atrium and a bathroom.
Mr Katris advised that the first floor windows on the northern elevation are for an ensuite bathroom.
Steve Kourepis advised that the applicant is to submit amended plans to reduce the roofline to the court approved plans and to revert the ground floor windows to the court approval.
Council will further review the situation regarding all proposed first floor windows on the southern and northern elevations and advise accordingly.
- Post DCU Meeting** On 13 March 2024, the applicant provided amended plans to comply with the advice of the DCU. These plans are Issue F, dated 12 March 2024. Plans were reviewed by Steve Kourepis who advised that the roofline changes were adequate, however the ground floor window had not been altered as advised.
On 18 April 2024, the applicant provided further information and updated elevations regarding the ground floor window which is to have obscure glazing and a minimum sill height of 1500mm. Steve Kourepis advised that the plans are now acceptable.

DECISION RESOLVED on the MOTION of Mr Kourepis , seconded Shahram Mehdizadgan That Development Application 2019/1034-1 for the modifications to the internal floor layout, addition of a lift and changes to windows and fencing be approved and that Condition No.2 be modified to include the following plans:

Drawing Number	Drawn By	Plan Dated
Title Page, A000, Revision F	Katris Architects Pty Ltd	12.03.24
Basement Floor Plan with Notes, A001, Revision F	Katris Architects Pty Ltd	12.03.24
Ground Floor Plan with Notes, A002, Revision F	Katris Architects Pty Ltd	12.03.24
First Floor Plan with notes, A003, Revision F	Katris Architects Pty Ltd	12.03.24
Roof Plan, A004, Revision F	Katris Architects Pty Ltd	12.03.24
Elevations, A005. Revision G	Katris Architects Pty Ltd	18.04.24
Section/Streetscape, A006, Revision F	Katris Architects Pty Ltd	12.03.24
Driveway Profile, A007, Revision F	Katris Architects Pty Ltd	12.03.24
Area Calculations, A008, Revision F	Katris Architects Pty Ltd	12.03.24
Materials and Finishes, A009, Revision F	Katris Architects Pty Ltd	12.03.24

Additional conditions to be added:

BCC3 (Construction Certificate, Principal Certifier)

BCC4

(a) The silt arrestor pit on sheet no. 104 of the Stormwater Management Plan (SMP), prepared by C & S Engineering Services, is to have a 200mm deep sediment trap below the invert of the outlet pipe. The SMP is to be revised to include the sediment trap.

BCC5 (Construction Certificate, Principal Certifier)

BCC7 (Construction Certificate, \$5,000)

BCC12 (1000630S_03)

BBW10

DBW3

Monday – Friday 7:00am to 5:00pm

Saturdays 8:00am to 1:00pm

Sundays and Public Holidays No activities permitted

DBW1
DBW24
BOC8 (Occupation Certificate)
BOC16

BOC18

Stormwater	C & S Engineering Services	Stormwater Management Plan, revisions F, G and I dated 21/08/23	000, 101, 102, 103, 104
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All other existing conditions are to remain as originally approved.