

COMMENCEMENT

The meeting opened at 2pm.

IN ATTENDANCE

Steve Kourepis	Director, Town Planning
Shahram Mehdizadgan	Senior Executive Town Planner (Item 2 only)
Patrick Ogisi	Town Planner
Mark Newton	Health and Building Surveyor
Sarah Jenkins	Town Planning Coordinator

ALSO PRESENT

ITEM 2.1

Geoff Dalgleish	Architect
Daniel Ward	Architect
William Fleming	Planner
Danny Yao	Owner
Mantej and Rekha Singh	6 Centenary Avenue
Christine and Frank Flannery	22 Rocher Avenue
Trevor Kelly	26 Rocher Avenue

ITEM 2.2

DEVELOPMENT APPLICATIONS

2.1 2PM 24 ROCHER AVENUE, HUNTERS HILL

PROCEEDINGS IN BRIEF

Rekha Singh addressed the DCU in regards to the privacy impacts on 6 Centenary Avenue. Daniel Ward responded to these concerns.

Frank Flannery addressed the DCU and advised that his dwelling was in fact double storey and that the amendments to the plans were not clear. Geoff Dalgleish responded to this and outlined the changes. Mr Flannery also advised that he believes tree 4 has been incorrectly identified and is in fact a Japanese Maple. Mr Flannery also requested a privacy screen to the terrace to minimise acoustic and visual privacy impacts. Also seeking appropriate gaps in fencing to allow for effective drainage.

Trevor Kelly addressed the DCU and raised concerns with extra shadowing at 26 Rocher Avenue and privacy impacts.

RESOLVED on the MOTION of Director, Town Planning Kourepis, seconded by Patrick Ogisi

That pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, that Development Application DA20230156 for the demolition of the existing building and construction of a new attached dual occupancy with strata subdivision and associated landscaping at 24 Rocher Avenue, Hunters Hill be approved subject to the following conditions:

GEN1, GEN2, GEN8 (Tree 2, Tree 5, Tree7), GEN9, BCC1, BCC3, BCC4(a) Width of Driveways to be not greater than 4m at the kerb line), BCC5, BCC7 (\$5000), BCC8, BCC11, BCC12 (1375522M_02), BCC13, BCC17, BCC19, BCC20, BCC31, BBW3, BBW5, BBW6, BBW7, BBW8, BBW9, BBW10, BBW15, DBW2, DBW3 (Monday – Friday 7:00am to 5:00pm, Saturdays 8:00am to 1:00pm Sundays and Public Holidays No activities permitted), DBW5, DBW7, DBW8, DBW11, DBW13, DBW14, DBW15, DBW17, DBW19, DBW33, BOC1, BOC3, BOC5, BOC6, BOC7, BOC8, BOC9, BOC10, BOC16, BOC17, BOC27, DDW1, CDW2, PSC1 (STRATA), PSC3, PSC4, PSC5, PSC6, PSC10

Drawing Number	Drawn By	Plan Dated
Site Analysis DA00	Dalgliesh Ward Architects	22/03/24
Site Plan, Roof Plan DA01	Dalgliesh Ward Architects	22/03/24
Ground Floor Plan DA02	Dalgliesh Ward Architects	22/03/24
First Floor Plan DA03	Dalgliesh Ward Architects	22/03/24
Section Plan DA04	Dalgliesh Ward Architects	22/03/24
Elevation Plans DA05, DA06	Dalgliesh Ward Architects	22/03/24
Shadow Plans DA08, DA09, DA10	Dalgliesh Ward Architects	22/03/24
BASIX Certificate 1375522M_02	SDS Engineering	09/11/23
Stormwater Plans C001, C002, C003	SDS Engineering	14/11/23
Driveway Ramp C004	SDS Engineering	14/11/23
Survey Plan	Survcorp	07/06/23
Landscape Plan	B+E Landscape Architects	14/11/23
Arboricultural Impact Assessment	Horticultural Management Services	2/11/23

2.2 2.30PM 22 FARNELL STREET, HUNTERS HILL

PROCEEDINGS IN BRIEF

No attendees. Written feedback regarding visual and acoustic privacy was tabled on behalf of Kris Petersen and Alison Kent of 24A Farnell Street.

064/24 RESOLVED on the MOTION of Director, Town Planning Kourepis and seconded by Shahram Mehdizadgan.

In accordance with the HHDCP 2013, the Development Application DA2024/0032 for the proposed alterations and additions to the existing two storey dwelling at 22 Farnell Street, Hunters Hill be approved subject to the following conditions:

Drawing Number	Drawn By	Plan Dated
Site Plan and Existing Roof Plan, AD-JC-01	Acute Insight	20/03/2024
Existing Ground Floor Plan, AD-JC-02	Acute Insight	20/03/2024
Proposed First Floor Plan, AD-JC-03	Acute Insight	20/03/2024
Elevation Plans, AD-JC-04, AD-JC-05	Acute Insight	20/03/2024
Section Plans, AD-JC-06	Acute Insight	20/03/2024
Schedule of Finishes	Acute Insight	20/03/2024
Stormwater Plan T-6966-SW	YP Engineering	19/12/2023

GEN1, GEN2, BCC3, BCC7 (\$5000), BCC11, BCC12(A1748607), BCC17, BCC20, BBW2, BBW5, BBW6, BBW7, BBW8, BBW9, BBW10, DBW2, DBW3 (Monday – Friday 7:00am to 5:00pm, Saturdays 8:00am to 1:00pm Sundays and Public Holidays No activities permitted), DBW5, DBW7, DBW8, DBW12, DBW13, DBW14, DBW15, DBW17, DBW19, BDC1, BOC5, BOC6, BOC7, BOC9 BASIX AND WASTE