



# **INNER WEST COUNCIL**

**INNER WEST LOCAL PLANNING PANEL  
MEETING**

**9 April 2019**

**MINUTES**

**MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING** held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 9 April 2019.

Present: Adjunct Professor David Lloyd QC; Mr John McInerney; Ms Lindsey Dey, Ms Heather Warton.

Staff Present: Development Assessment Manager; Team Leader Development Assessment and Administration Officer.

Meeting commenced: 2:03 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.

<b>IWLPP690/19 Agenda Item 1</b>	D/2018/473
<b>Address:</b>	25 Maida Street, Leichhardt
<b>Description:</b>	Alterations and additions to existing dwelling including new first floor.
<b>Applicant:</b>	Fiona Pickett-Heaps Design

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

- *Julia White*
- *James Kevin*
- *Fiona Pickett-Heaps*

## **DECISION OF THE PANEL**

The panel supports the findings contained in the assessment report, adopts the recommendation and endorses the reasons for refusal contained in the report.

The decision of the panel was unanimous.

<b>IWLPP691/19 Agenda Item 2</b>	D/2018/586
<b>Address:</b>	2 School Street, Balmain
<b>Description:</b>	Alterations and additions to existing heritage listed dwelling house, and associated works, including tree removal.
<b>Applicant:</b>	Oikos Architects

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

- *Ray Stevens*

## **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that report, subject to the following changes:

- Delete the lines in condition 1, paragraphs 2 and 3:  
“In the event of any inconsistency between the approved plans and the conditions, the conditions will prevail.  
Where there is an inconsistency between the approved elevations and floor plan, the elevations shall prevail.”

The reasons in relation to the deletion first paragraph in condition 1 is that the statement is a repeat of the first part of condition 1. In relation to the deletion of paragraph 2, it is the Panels’ view that ideally, there should be no inconsistency between elevations and floor plans (or any other plan).

- Delete condition 6(a) and (b). It is the Panel’s view that it is not detrimental to the heritage value of the building. It adds architectural interest (visual), and clearly defines the extension in the streetscape.

The decision of the panel was unanimous.

<b>IWLPP692/19 Agenda Item 3</b>	D/2018/673
<b>Address:</b>	28 Yeend Street, Birchgrove
<b>Description:</b>	Alterations and additions to the existing dwelling, convert carport to garage and landscaping works.
<b>Applicant:</b>	Christopher Jordan Architecture and Design

## **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that report, with the addition of the following recommended conditions of consent:

- A. The applicant has made a written request pursuant to Clause 4.6 of the Leichhardt Local Environmental Plan 2013 in support of the contravention of the development standard for Clause 4.4 Floor Space Ratio. After considering the request, the Panel is satisfied that compliance with the standard is unreasonable and unnecessary in the circumstance of the case and that there are sufficient environmental grounds, and that the proposed development will be in the public interest because the proposed development is consistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No. D/2018672 for alterations and additions to an existing dwelling at 28 Yeend Street, subject to conditions listed in Attachment A.
- C. Add Condition 3(a) that the internal width of the garage comply with AS2890.

The decision of the panel was unanimous.

<b>IWLPP693/19 Agenda Item 4</b>	D/2018/584
<b>Address:</b>	5 Stewart Street, Balmain
<b>Description:</b>	Ground and first floor alterations and additions to dwelling-house, and associated works, including removal of the rear palm tree.
<b>Applicant:</b>	Brookes Associates Architects

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

- *Jennifer Hill*
- *Chris Brookes*
- *Guido Stavenuiter*

## **DECISION OF THE PANEL**

**The matter was adjourned at 2:39pm**

**The matter resumed at 2:47pm**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the refusal contained in that report.

The decision of the panel was unanimous.

<b>IWLPP694/19 Agenda Item 5</b>	DAREV/2018/21
<b>Address:</b>	184 Nelson Street, Annandale
<b>Description:</b>	Review of Determination of Condition 2(a) which requires that the steel beam shown at first floor level to be deleted or set behind external wall cladding, plus correct determination to reflect consent issued under M/2017/53 which deleted Conditions 3, 6, 19, 20, 42 and 43.
<b>Applicant:</b>	Mr J H Davis

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

- *Jonathan Davis*

### **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that report, subject to the following changes:

Amend the wording of the recommendation to read as follows:

That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to s8.4 of the Environmental Planning and Assessment Act 1979, approves the application to review determination no. D/2015/592 dated 12 July 2016, under s8.2 of the Environmental Planning and Assessment Act, to delete condition 2(a) which requires that the steel beam shown at first floor level to be deleted or set behind external wall cladding and to delete conditions 3, 6, 12, 19, 20, 42 and 43 which were deleted under M/2017/53 but reimposed in error under M/2018/159.

The decision of the panel was unanimous.

<b>IWLPP695/19 Agenda Item 6</b>	D/2018/585
<b>Address:</b>	59 Lilyfield Road, Rozelle
<b>Description:</b>	Demolition of existing rear building on the site, adaptive reuse of existing building at the front of the site on the corner of Lilyfield Road and Burt Street and additions and alterations to that building to provide a residential flat building comprising six (6) dwellings, and associated works, including parking, landscaping and communal open space.
<b>Applicant:</b>	Ms C J Cavers and Mr R W Gazzard

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

- *Ellie Jenkins*
- *Samantha Bone*

## **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the refusal contained in that report, subject to the following changes:

Add to reasons for refusal as point 1 and renumber the existing grounds for refusal in sequence:

“The Clause 4.6 Exceptions to development standards, provided by the applicant, is not considered to be well founded in this instance. It is considered that the proposal does not meet the objectives of the zone and the standards and the proposal will result in a detrimental impact on the public interest in the following ways:

- Insufficient communal open space had been provided for the enjoyment of future residents on the site. This is directly as a result of the breach of site coverage controls.
- The development in its current form is considered to be incompatible with the desired future character of the neighbourhood and the Eastern Park heritage conservation area.
- The bulk and scale of buildings had not been minimised and the three storey proposal is not considered to be compatible with the scale with the retained existing and surrounding buildings.”

The decision of the panel was unanimous.



**The Inner West Planning Panel Meeting finished at 3:19pm.**

**CONFIRMED:**

A handwritten signature in blue ink, appearing to read 'D. A. Lloyd', is positioned above the typed name.

**Adjunct Professor David Lloyd QC  
Chairperson  
9 April 2019**