



# **INNER WEST COUNCIL**

**INNER WEST LOCAL PLANNING PANEL  
MEETING**

**28 May 2019**

**MINUTES**

**MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING** held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on Tuesday, 28 May 2019.

Present: The Honourable Angus Talbot in the chair; Mr David Johnson; Ms Jan Murrell; Mr Kenneth Hawke,

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

Meeting commenced: 2:07pm

**\*\* 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**

The following declarations of interest were made:

Kenneth Hawke declared a non-pecuniary interest in Item 10 as he knows personally an objector who has asked to address the Panel.

<b>IWPP706/19 Agenda Item 1</b>	DA10.2018.221.1
<b>Address:</b>	109 Milton Street, Ashfield
<b>Description:</b>	Remove a tree at the front of the dwelling house.
<b>Applicant:</b>	Xian Biao Zhang

## **DECISION OF THE PANEL**

Item 1 deferred at 2:09pm to consider Item 4.

Item 1 resumed at 2:14pm

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

The decision of the panel was unanimous.

<b>IWPP707/19</b> <b>Agenda Item 2</b>	D/2019/116
<b>Address:</b>	85 Louisa Road, Birchgrove
<b>Description:</b>	Removal of one tree at front of site.
<b>Applicant:</b>	The Stump Guy Tree Care

## **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.

The decision of the panel was unanimous.

<b>IWPP708/19 Agenda Item 3</b>	D/2018/529
<b>Address:</b>	24 Catherine Street, Leichhardt
<b>Description:</b>	Demolition of existing structures, 3 lot Torrens title subdivision, construction of 3 x semi-detached two storey dwellings on each proposed lot and associated works, including car parking and fencing works plus tree removal.
<b>Applicant:</b>	Traders in Purple 113 Pty Ltd

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

- *Kevin Beltrame*
- *Simon Georges*

### **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and resolves that the application be approved as per the recommendation contained in that report, subject to the following changes:

- Add, to the first sentence of condition 16 after the word 'Authority', the words "*the Council and owners of affected properties.....*"

The decision of the panel was unanimous.

<b>IWPP709/19 Agenda Item 4</b>	DA201800488
<b>Address:</b>	4 Charles Street, Enmore
<b>Description:</b>	To demolish part of the premises and carry out first and second floor alterations and additions to a dwelling house to include a new second floor loft level and stair.
<b>Applicant:</b>	Ms J Matson

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

- *Jessica Matson*

## **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.

The decision of the panel was unanimous.

<b>IWPP710/19 Agenda Item 5</b>	M/2018/202
<b>Address:</b>	396 Annandale Street, Annandale
<b>Description:</b>	Modification of Development Consent D/2014/13 seeking various internal and external changes, including: addition of powder room on ground floor; addition of fire-rated glass bricks to north-facing wall of kitchen; addition of attic level bedroom with associated roof extension and internal staircase to the new attic level; and painting of front facade and front fence and restoration of original sandstone blocks.
<b>Applicant:</b>	NDRSN Architecture

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

- *Peter Burge-Lopez*
- *Sarah Forde*

### **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and resolves that the application be approved as per the recommendation contained in that report, subject to the following changes:

- Add, as a last sentence to Condition (2)(m): *“The visual privacy screen to the attic must be louvres that cannot be opened more than 45 degrees upwards to prevent downward looking onto neighbours.”*

The decision of the panel was unanimous.

<b>IWPP711/19 Agenda Item 6</b>	DA201800559
<b>Address:</b>	14 Lackey Street, St Peters
<b>Description:</b>	To demolish part of the premises and carry out ground, first and second floor additions including the provision of a roof terrace and to convert the premises into a dwelling house and use part of the ground floor as a home occupancy.
<b>Applicant:</b>	Jason Williams Architect

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

- *Jason Williams*

### **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.

The decision of the panel was unanimous.



<b>IWPP712/19 Agenda Item 7</b>	DA201600025.03
<b>Address:</b>	20-22 George Street, Marrickville
<b>Description:</b>	Application under Section 4.55 of the Environmental Planning and Assessment Act to modify Modified Determination No. 201600025.02 dated 31 May 2018 by increasing the size of Apartment 14 on the fourth floor from a two bedroom to a three bedroom enlarging the apartment by 21 m2.
<b>Applicant:</b>	Liskowski Architects

## **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.

The decision of the panel was unanimous.

<b>IWPP713/19 Agenda Item 8</b>	D/2018/427
<b>Address:</b>	143-149 Norton Street, Leichhardt
<b>Description:</b>	Removal of trees, demolition of existing structures and construction of a three storey mixed use development comprising retail, parking and waste facilities on the ground floor and eight residential units on the first and second floors, with Units 1-4 also comprising individual roof terraces.
<b>Applicant:</b>	Tony Owen Partners

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

- Daniel McNamara

### **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.

The decision of the panel was unanimous.

<b>IWPP714/19 Agenda Item 9</b>	DA201700003.01
<b>Address:</b>	147 New Canterbury Road, Lewisham
<b>Description:</b>	To modify Determination No. 201700003 dated 13 October 2017 to carry out a number of design changes both internal and external including altering the commercial floor plate, waste rooms, car parking layout and number of car spaces, relocate an OSD tank, increase the number of residential units from 46 to 47, alter balconies, reduce the width of the pedestrian entry to New Canterbury Road, delete a substation and replace vertical blades with operable screens.
<b>Applicant:</b>	Benson McCormack Architecture

Item 9 deferred at 2:50pm to consider Item 10.

Item 9 resumed at 3:35pm.

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

- Gerard Turrisi
- Glenn McCormack

## **DECISION OF THE PANEL**

The Panel supports the findings contained in the Assessment Report and resolves that the application be approved as per the recommendation contained in that report, subject to the following design change condition being included:

- 2A) That Units A1.7, A2.3 and A3.3 are changed to provide fixed screening on outer edge of balconies of 1.5m height measured from the FFL of each balcony.

**Reason:** To ensure privacy for the properties on Hunter Street, particularly number 48 Hunter Street.

The decision of the panel was unanimous.

<b>IWPP715/19</b> <b>Agenda Item 10</b>	D/2018/445
<b>Address:</b>	59A Reynolds Street, Balmain
<b>Description:</b>	Additions and alterations to existing dwelling house and construction of a three storey residential flat building containing seven units over basement parking, and associated works, including retaining wall and fence works.
<b>Applicant:</b>	Bonheur Holdings Pty Ltd

Kenneth Hawke was not present for this Item and left the room at 2:52pm.

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

- *Asha Nair*
- *David Marks*
- *James Russell*

## **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 with the following changes.

Reasons for refusal redrafted as follows:

- A. 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 **refuse** Development Application No. D/2018/445 for additions and alterations to existing dwelling-house and construction of residential flat building containing seven units, over basement parking, and associated works, including retaining wall and fence works for the reasons set out below:
1. The proposed development fails to satisfy the minimum landscaped area and maximum floor space ratio development standards under clauses 4.3A and 4.4 of the Leichhardt Local Environmental Plan 2013 (LLEP 2013). No written request under clause 4.6 of LLEP 2013 has been received and development consent cannot be granted to this development application.
  2. Even in the event that written requests under clause 4.6 of the LLEP 2013 were submitted, the proposal is an overdevelopment of the site as it fails to satisfy the minimum landscaped area and maximum floor space ratio development standards under clauses 4.3A and 4.4 of the LLEP 2013 and fails to satisfy the objectives of those development standards and the objectives of the R1 – *General Residential zone*.
  3. The proposal is not an appropriate built form for the site as it is considered to be an overdevelopment of the site and does not address the street in a compatible fashion. The proposed development is unsatisfactory for this locality having regard to the design quality principles set out in State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development including Context and Neighbourhood Character; Built Form and Scale; Landscape; and Density and the criteria and guidelines of the Apartment Design Guide, in particular communal open space, visual privacy and building separation.

4. The proposed development is not consistent with the general scale, landscape character and heritage values of the surrounding conservation area and the desired future character for the site having regard to the provisions of the LLEP 2013 and the Leichhardt Development Control Plan 2013 (LDGP 2013)
5. The proposed development will have an adverse environmental impact in the locality and it is likely to impact on the amenity of adjoining residential development.
6. In the circumstances of the case, approval of the development application is not considered to be in the public interest.

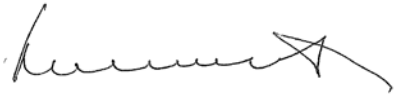
The decision of the panel was unanimous (in the absence of Kenneth Hawke).

Panel adjourned 3:12pm for intermission.

Kenneth Hawke rejoined Panel at 3:35pm to consider Item 9.

**The Inner West Planning Local Panel Meeting finished at 4:09pm.**

**CONFIRMED:**

A handwritten signature in black ink, appearing to read 'Angus Talbot', with a stylized flourish at the end.

**The Honorable Angus Talbot  
Chairperson**

**28 May 2019**