



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

THURSDAY, 4 JULY 2019

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on Thursday, 4 July 2019

Present: Adjunct Professor David Lloyd QC in the chair; Ms Jan Murrell; Ms Lindsey Dey; Ms Heather Warton.

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

Meeting commenced: 2:22pm

**** 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.

IWPP723/19 Agenda Item 1	D/2018/490
Address:	168 Norton Street, LEICHHARDT
Description:	Demolition of all structures on site. Site remediation, construction of a 5 storey building to provide residential accommodation for seniors and associated community use at ground level, plus a new retail shop fronting Norton Street at ground floor level with two levels of basement car parking are proposed providing parking for 57 vehicles at 168 Norton Street, Leichhardt.
Applicant:	Uniting

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

- *Antoinette Botman*
- *Carlos Oliveira*
- *Clr Darcy Byrne – Mayor*
- *Andrew Morse*
- *Juliet Grant*
- *Adrian Ciano*

DECISION OF THE PANEL

The Panel adopts Recommendation A of the Assessment Report and resolves that the Application be approved.

Reasons for decision:

- 1 The development is permissible in the B2 Local Centre Zone and satisfies the requirements of all the relevant planning controls
- 2 The development will be compatible with the emerging and planned future character of the local area.
- 3 The Panel supports the findings contained in the assessment report and endorses the reasons for the approval contained in that Report.
- 4 For the reasons given above approval of the application is in the public interest.

The Panel recommends the following to the Council's Local Traffic Committee for their consideration:

- 1 The possibility of a one-way circulation system for vehicles in the laneway.
- 2 The possibility of "shared way" treatments
- 3 The imposition of a maximum of 10km per hour speed limit for vehicles to improve the general safety, particularly for pedestrians, in and around the laneway.

The decision was unanimous.

IWPP724/19 Agenda Item 2	10.2019.42.1
Address:	55 Holborrow Street, CROYDON
Description:	Tree Removal
Applicant:	Mr M S Thomas

DECISION OF THE PANEL

The Panel adopts the Recommendation of the Assessment Report and resolves that the Application be approved.

Reasons for the decision:

- 1 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.

IWPP725/19 Agenda Item 3	10.2014.258.3
Address:	88 Liverpool Road, SUMMER HILL
Description:	Section 4.55(1A) modification to change the ground floor commercial tenancy into a 'SOHO' studio unit, and change approved winter garden screening and external materials.
Applicant:	Nino Urban Planning & Development

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

- *Wil Nino*

DECISION OF THE PANEL

The Panel adopts Recommendation A of the Assessment Report and resolves that the Application be approved subject to the following changes:

- Amend the heading of condition 1D to read "Balconies not to be enclosed"
- Amend condition 1D to include the words "with details to be shown on the Construction Certificate drawings" at the end of the condition.
- Amend Condition 1E – to change the word "residential accommodation" to "residential use"
- Where it is noted in the conditions that an amendment was made on "9 July 2019" this is to be changed to "4 July 2019".

Reasons for decision:

- 1 The panel supports the findings contained in the Assessment Report subject to the conditions mentioned above and endorses the recommendation contained in that Report.

The decision of the panel was unanimous.

IWPP726/19 Agenda Item 4	D/2018/612
Address:	61 Mansfield Road, ROZELLE
Description:	Alterations and additions to existing dwelling-house, including first floor addition.
Applicant:	Milestone

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

- *Lisa Bella Esposito*
- *Alessandro Belgiorno-Nettis*

DECISION OF THE PANEL

The Panel adopts Recommendations A and B of the Assessment Report and resolves that the Application be approved, subject to the following changes:

- 1 Under condition 1, paragraph 5 add the words “except as outlined in condition 4a”
- 2 In condition 4a, after the word retained”, add the words “to the extent of 1 metre on the eastern side, and 2 courses of stone/brick work are to be retained above the opening. Amended plans are to be submitted to Council for approval prior to the issue of a Construction Certificate”.

Reasons for decision:

- 1 The development is permissible in the R1 general residential zone.
- 2 The development is compatible to the planned and emerging future character of the area.
- 3 The Panel supports the findings contained in the assessment report and endorses the reasons contained in that Report subject to the abovementioned conditions.
- 4 For the reasons given above approval of the application will be in the public interest.

The decision of the panel was unanimous.

IWPP727/19 Agenda Item 5	D/2019/61
Address:	80 Palmer Street, BALMAIN
Description:	Alterations and additions to existing dwelling within residential flat building, including new attic level with dormer addition.
Applicant:	M Dower

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 conditions contained in the Officer's report.

The decision of the panel was unanimous.

IWPP728/19 Agenda Item 6	DA201900005
Address:	4 Summer Hill Street, LEWISHAM
Description:	To demolish part of the premises including the garage and carry out ground and first floor alterations and additions to a dwelling house including the provision of a new garage/studio at the rear of the site
Applicant:	Mrs M Grujic

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

- *Michael van der Merwe*
- *Maja Grujic*

DECISION OF THE PANEL

The Panel adopts Recommendations A and B of the Assessment Report and resolves that the Application be approved, subject to the following changes:

- 1 In part B of the Recommendation delete the word “garage”
- 2 Delete condition 15(1)
- 3 Delete 15(2)
- 4 Condition15 (3) - replace the words “just above the roller door” with the words “by 900mm from the proposed highest roof RL (proposed at RL21.53) and delete the highlight windows on the eastern elevation”
- 5 Condition 35 - change the word “crossings” to “crossing” and add “prior to Occupation Certificate” instead of “before occupation of the site”.

Reasons for the decision

- 1 The development is permissible in the R2 low density residential zone
- 2 The development will be compatible with the Heritage Item and with the character of the area.
- 3 The Panel supports the findings contained in the assessment report and endorses the reasons for approval contained in that report, subject to the amended conditions above.
- 4 For the reasons given above approval of the application is in the public interest.

The decision of the panel was unanimous.

IWPP729/19 Agenda Item 7	10.2018.201
Address:	12 Gower Street, SUMMER HILL
Description:	Demolition of existing boarding house and construction of a three (3) storey plus attic level boarding house with a maximum of 53 lodgers within 30 rooms and 15 basement car parking spaces.
Applicant:	Peak Architecture

DECISION OF THE PANEL

The Panel adopts Recommendation A of the Assessment Report and resolves that the Application be approved, subject to the following changes:

- 1 Add a condition to ensure that the car parking must be exclusively for residents and the manager of the Boarding House and not be sold or leased and that this requirement be reflected in the Plan of Management.

Reasons for decision:

- 1 The development is permissible in the R3 medium density residential zone and satisfies all the requirements of the applicable planning controls.
- 2 The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.
- 3 For the reasons given above approval of the application is in the public interest.

The decision of the panel was unanimous.

IWPP730/19 Agenda Item 8	DA201800274
Address:	667 Princes Highway, TEMPE
Description:	To carry out alterations and additions to the existing premises to be used for the purpose of a vehicle body repair workshop and vehicle repair station
Applicant:	Grand View Projects P/L

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

- *Scott Liddicoat*
- *Ken Moxham*
- *Liz Thaines*

DECISION OF THE PANEL

The Panel adopts the recommendation of the Assessment Report and resolves that the Application be approved, subject to the following changes:

- 1 The Consent be limited for a 12 month trial period from the commencement of the use on the site after which time the use must cease unless an application to extend the operation as a modification to the consent has been lodged. In this regards in consideration of the extension of the consent the following matters will be considered:
 - a) Compliance with the conditions of consent including the Plan of Management and
 - b) Any complaints lodged with the Council regarding the operation of the premises and also complaints identified in the complaints register.
 - c) The applicant shall notify Council when their use has commenced on the site in order to trigger the beginning of the trial period.

Condition 2 – amended to exclude all operations on Sundays.

Condition 15 – add “notwithstanding, the area shown as stacked parking on that plan shall only be used for parking of vehicles awaiting/completed repair and is not approved as a general or “private” parking area. Further, the car wash bay shall only be used in conjunction with the car repair use.”

Reasons for decision:

- 1 The development is permissible in the B6 enterprise corridor zone
2. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report subject to the amended conditions above.

The decision of the panel was unanimous.

IWPP731/19 Agenda Item 9	DA201800448
Address:	155 Illawarra Road, MARRICKVILLE
Description:	To demolish part of the premises and carry out ground and first floor alterations and additions so as to provide a commercial tenancy on the ground floor to be used as an architect's office and to provide 2 dwellings and a double garage at the rear of the site
Applicant:	H Pronk, N Mackenzie, T Hume and J Tarr

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

- Bruce Threlfo
- Joscelyn Tarr
- Heidi Pronk

DECISION OF THE PANEL

The Panel adopts Recommendations A and B of the Assessment Report and resolves that the Application be approved, subject to the following changes:

- 1 Condition 17 (page 420) - delete the reference to "trees" and substitute "tree" and delete "6m" and replace with "3m".
- 2 Condition A2 (page 418) – to be deleted
- 3 Condition 3 (page 419) –substitute "an office" for "a business premises"
- 4 Condition 39 (page 424) – substitute "6 metres" for "3 metres"
- 5 Condition 41(i) (page 425) –substitute "500mm freeboard" to" 300mm freeboard"
- 6 Delete condition 18.

Reasons for decision:

- 1 The development is permissible under the B1 neighbourhood centre zone and/or the existing use provisions in division 4.11 of the Environmental Planning and Assessment Act 1979
- 2 The panel otherwise supports the findings contained in the assessment report and endorses the reasons contained in that Report subject to the amended conditions above.
- 3 For the reasons given above approval of the application is in the public interest.

The decision of the panel was unanimous.

IWPP732/19 Agenda Item 10	D/2018/541
Address:	50-58 Evans Street ROZELLE
Description:	Alterations and additions to existing hardware store building to facilitate its conversion into 3 x 2 storey dwellings with associated parking, and associated works, including excavation to include a basement and remediation of the site.
Applicant:	Matco Holdings Pty Ltd

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

- *Harriet Kensell*

DECISION OF THE PANEL

The Panel adopts Recommendations A and B of the Assessment Report and resolves that the Application be approved, subject to the following changes:

- 1 Condition 5 f) - delete the words "pre-coloured" and delete the words "finished in a colour equivalent to Colorbond Wallaby or Windspray", and adding the words "to be approved by the Council's Heritage Officer."

Reasons for the decision

- 1 The development is permissible in the R1 general residential zone
- 2 The development will be compatible with the character of the area
- 3 The panel supports the findings contained in the assessment report and endorses the reasons for approval contained in that report subject to amendment to condition 5f as above.
- 4 For the reasons given above approval of the application is in the public interest.

The decision of the panel was unanimous.

The Inner West Planning Local Panel Meeting finished at 6:33pm.

CONFIRMED:

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

**Adjunct Professor David Lloyd QC
04/07/2019**