



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

11 September 2018

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 11 September 2018

Present: The Honourable Angus Talbot in the chair; Mr Ian Stapleton; Ms Kath Roach, Ms Annelise Tuor

Staff Present: Acting 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:

Ms Kath Roach declared a reasonably perceived conflict of interest in one matter as she knows one of the owners involved – Mr Robert Clarke – in a professional capacity.

IWPP696/18 Agenda Item 1	Planning Proposal 1-5 Chester Street Annandale
Description:	Make amendments to the Leichhardt Local Environmental Plan 2013 to rezone the site from Light Industrial to Medium Density Residential, increase the Floor Space Ratio and introduce a Maximum Building Height control.

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

- Christine Covington
- Alex Sicari
- Roger Rankin

DECISION OF THE PANEL

The Panel adjourned the decision of the matter at 2:31pm.

Matter resumed at 3:46pm.

The Panel agrees with the findings in the Council's report subject to the following advice:

That the IWLPP advice Council that it does not support the Planning Proposal for 1-5 Chester Street Annandale for the reasons outlined in the report including that:

- a) **It fails the Strategic Merit Test of "A guide to preparing planning proposals" as it is inconsistent with key objectives and priorities of the Greater Sydney Region Plan 2018; Eastern City District Plan 2018; and Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) 2016.**

Specifically, the Planning Proposal is inconsistent with the following elements of PRCUTS:

- i. **Policy context and the Strategy's vision for the Corridor and Camperdown precinct for residential uses which provide affordable student accommodation to support bio technology and employment uses;**
- ii. **Implementation Tool Kit including the Implementation Plan 2016-2023, Planning and Design Guidelines, Infrastructure Schedule and Urban Amenity Improvement Plan;**
- iii. **Reference Reports including the Precinct Transport Report, Fine Grain Study and Sustainability Implementation Plan;**
- iv. **Exceeds the recommended density by 73.3% without satisfactorily demonstrating that the proposal would achieve better built form outcomes or design excellence; and**
- v. **Does not have merit when assessed against the Parramatta Road Implementation Plan 2016 - 2023 'Out of Sequence Checklist' criteria.**

- b) It is inconsistent with the Ministerial Directions issued under Section 9.1 of the Environmental Planning and Assessment Act 1979 including Directions No. 1.1 - Business and Industrial Zones, 7.1 - Implementation of A Plan for Growing Sydney and 7.3 - Parramatta Road Corridor Urban Transformation Strategy;**
- c) It is inconsistent with the Inner West Council Community Strategic Plan 2018;**
- d) It is inconsistent with Leichhardt Employment and Economic Development Plan 2013 - 2023, Leichhardt Employment Lands Study 2014 and Leichhardt Industrial Precinct Planning Report 2016 and would result in loss of employment and urban services land;**
- e) It is premature in the light of the prospective outcomes of strategic planning studies and projects underway at State and Local Government levels;**
- f) It does not demonstrate that it make an adequate contribution towards the provision of affordable housing which is inconsistent with the objectives of the Greater Sydney Region Plan 2018, Eastern City District Plan 2018 and Council's Affordable Housing Policy; and**

Support of this Planning Proposal would result in a premature and adverse development precedent in the Camperdown Precinct and for other sites in the Parramatta Road Corridor Strategy area.

The decision of the panel was unanimous

IWPP697/18 Agenda Item 2	DAREV/2018/10
Address:	157 Nelson Street Annandale
Description:	Review of Determination of D/2017/599 which was refused seeking change of use to a real estate office and associated works.
Applicant:	Turnbull Planning International

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

- *Pierre Le Bas*
- *Jeremy Payne*
- *Ian Ellis-Jones*

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 including the question of permissibility of the proposed use.

The decision of the panel was unanimous.

IWPP698/18 Agenda Item 3	D/2018/85
Address:	9 Reserve Street Annandale
Description:	Ground and first floor alterations and additions to existing residence and associated works.
Applicant:	Mr R & S London

DECISION OF THE PANEL

The Panel disagrees with the findings contained in the Assessment Report and resolves that the application be **refused** for the following reasons:

- (a) The bulk and scale of the upstairs addition would have an adverse impact on the heritage significance on the conservation area which is inconsistent with the Leichhardt Development Control Plan 2013 C1.3: Alterations and additions.
- (b) The submitted plans do not distinguish between existing and proposed fabric.

The decision of the panel was unanimous.

IWPP699/18 Agenda Item 4	D/2018/323
Address:	36 Wharf Road Birchgrove
Description:	Removal of 2 x Ficus trees and 4 x Acacia trees at heritage listed site.
Applicant:	Mrs J E Hill

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.

IWPP700/18 Agenda Item 5	D/2018/256
Address:	75 Evans Street Rozelle
Description:	Alterations to existing dwelling, including opening changes, external painting work and reinstatement of heritage comparable signage.
Applicant:	Milestone (Aust) Pty Limited

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

- *Patrick Lebon*
- *Alice Fuller*

DECISION OF THE PANEL

The Panel adjourned the decision of the matter at 3:13pm.

Matter resumed 3:50pm.

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:

Condition 1 - Add plan Elevations DA12 revision A prepared by Amber Road dated 16 August 2018.

Delete reference within condition 2 to the retention of the stonewall linking the kitchen/dining to entry room.

Add within condition 2 'The extent of demolition of the western wall of the eastern ground floor room is as to be shown on drawing DA12 Revision A and not as shown on drawing DA03 A 30 April 2018.'

That the additional condition be added:

3A. Prior to the issue of a construction certificate, details of the proposed reconstruction of the Evans Street shopfront prepared by a suitably skilled and qualified heritage architect are to be submitted to Council and approved by Council's Heritage Advisor.

The recommendation to support the 4.6 be amended as follows:

The applicant has made a written request pursuant to Clause 4.6(3) of the LEP in support of the contravention of the development standards for 4.3A(a) Landscape Area, 4.3A(3)(b) Site Coverage and 4.4 Floor Space Ratio . After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the standards are unnecessary in the circumstance of the case and that there are sufficient environmental grounds, the proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.

The decision of the panel was unanimous.

IWPP701/18 Agenda Item 6	10.2018.56
Address:	22 Bland Street Ashfield
Description:	Alterations and additions to Aitkinhead Building within Bethlehem College, including refurbishment of the existing classrooms and performance hall into a school library and technology hub.
Applicant:	Neeson Murcutt Architects

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 additional condition:

Prior to the issue of a construction certificate, details of the proposed reconstruction of the Bland Street verandah prepared by a suitably skilled and qualified heritage architect are to be submitted to Council and approved by Council's Heritage Advisor.

The decision of the panel was unanimous

IWPP702/18 <i>Agenda Item 7</i>	DA201800230
Address:	2 Station Street Petersham
Description:	To refurbish the grandstand at Petersham Park
Applicant:	Inner West Council

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.

IWPP703/18 Agenda Item 8	DA201800232
Address:	15 Robert Street Petersham
Description:	To demolish the existing improvements, subdivide the land into 3 Torrens Title lots and construct a 3 storey boarding house on each lot.
Applicant:	Cracknell and Lonergan Architects P/L

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

- *Sam Lentini*
- *Peter Lonergan*

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:

Reason 2 – To be reworded as

‘The proposal exceeds the floor space ratio development standard under clause 4.4 of Marrickville Local Environmental Plan 2011. A clause 4.6 request was not submitted with the application. Accordingly, Council has no statutory power to consent the application.’

Reason 3 – delete

Reason 4 - include the additional words ‘thereby creating unreasonable impacts’

Reason 11 (b) – insert the word ‘take’ after under

The decision of the panel was unanimous.

IWPP704/18 Agenda Item 9	DA201800062
Address:	42 Cavendish Street Stanmore
Description:	To demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house.
Applicant:	Seemann Rush 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.

The Inner West Planning Local Panel Meeting finished at 4:24pm.

CONFIRMED:



**The Honourable Angus Talbot
11 September 2018**