



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

23 October 2018

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 23 October 2018

Present: Mr Kevin Hoffman; Mr John McInerney; Mrs Mary-Lynne Taylor; Ms Kath Roach,

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

Meeting commenced: 2.12 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.

IWPP714/18 Agenda Item 1	D/2018/356
Address:	3 Wells street Balmain
Description:	Alterations and additions to existing dwelling.
Applicant:	Emily Knight Design

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

- *Emily Knight*

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:

Change condition 1 to include the following;

Or Part B An amended stormwater design is to be prepared and submitted to the satisfaction of Council's stormwater engineer conducting the roof stormwater to Wells Street

Condition 5E is to be deleted.

The decision of the panel was unanimous

IWPP715/18 Agenda Item 2	D/2018/249
Address:	71 Gipps Street Birchgrove
Description:	Ground and first floor alterations and additions to existing dwelling-house and associated works, including tree removal.
Applicant:	Mr S Banerjee

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

- *Ingrid De Meyer*
- *Temara Lane*
- *Susnata Banerjee*
- *Linden Thorley*

DECISION OF THE PANEL

Item 2 was adjourned at 2.34PM and item 3 brought forward.

Item 2 resumed at 2.46PM

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.

IWPP716/18 Agenda Item 3	D/2018/69
Address:	393 Darling Street Balmain
Description:	Alterations and additions to existing heritage listed building and associated works, including demolition of rear extensions and detached storerooms, relocated parking and driveway, tree removal, landscaping and outdoor play areas, new fencing, signage, and site remediation, to facilitate the use of the site as an 80 place child care centre.
Applicant:	Dillion and Savage Architects

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

- Pam Neill

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.

The decision of the panel was unanimous.

IWPP717/18 Agenda Item 4	D/2018/413
Address:	60 Ryan Street Lilyfield
Description:	Removal of Ficus benjamina (Weeping Fig) tree located at rear of site.
Applicant:	Mr B W Peachey

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

IWPP718/18 Agenda Item 5	D/2018/98
Address:	16 Fredbert Street Lilyfield
Description:	Alterations and additions to existing aged care building, and associated works, including car parking changes, new decks, landscaping and tree removal.
Applicant:	The Uniting Church in Australia

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

- *Rosie Kubb*
- *Kathy Smith*
- *Louise Appel*
- *Dan Brindle*
- *John Martin*

DECISION OF THE PANEL

Item 5 Adjourned at 3.34PM and Item 6 was brought forward

Item 5 resumed at 4.56PM

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:

Amend deferred commencement condition 1 as follows:

a) To provide current evidence of the right to use the adjoining site as proposed, for access to the basement car park over the adjacent University/Department of Health carpark between Wharf Road and the site's northern access to the basement carpark.

b) A plan of management shall be submitted to the satisfaction of Council's Development Assessment Manager covering but not limited to the following:

- (i) parking and access to the site
- (ii) use of the basement for staff parking purposes as a priority and if space available use for visitors
- (iii) no use of car parking spaces for other purposes
- (iv) limiting the basement to one bus only for the operation of the facility
- (v) Active encouragement by management to ensure staff park in the basement and not on local streets.
- (vi) active way finding signage and website information to clearly identify the use of the Wharf Road car park and pathway to the level 1 entrance for visitors
- (vii) complaints register for liaison with local residents of the surrounding residential premises. The person responsible for the day to day management of operations at the site shall record details of all complaints received.

The complaints register shall record at least the following information:

(a) The date and time of the complaint;

- (b) The means by which the complaint was made;
- (c) Any personal details of the complainant if provided and if none are provided, a note to that effect
- (d) The nature of the complaint
- (e) Any action(s) taken to remedy the matter the subject of the complaint including any follow up contact with the complainant
- (f) Any action(s) taken in relation to the complaint, a note to that effect if no action was taken and the reasons why no action was taken
- (g) The complaints register shall be made available to Council upon request

The decision of the panel was unanimous

IWPP719/18 Agenda Item 6	DA201863
Address:	43-45 Junction Road Summer Hill
Description:	Partial Demolition of existing structures, construction of 15 room boarding house with associated car parking.
Applicant:	Mr F Khalil

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

- *Fred Khalil*
- *Rita Mannino*
- *Charmaine Belfanti*
- *Daniel Harasymiw*
- *Jumin & Wilson Huynh*

DECISION OF THE PANEL

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

The decision of the panel was unanimous.

Reasons for the Panels decision;

In addition to the reasons provided for refusal, the panel does not agree that there has been a lack of procedural fairness in the assessment of this application by council staff as this application was only lodged in April 2018 and by 30 July 2018 council had issued the applicant with a request to withdraw the application because it was not favoured for reasons including: unsatisfactory built form, carpaking, internal amenity, neighbouring privacy, waste, building access/configuration, heritage and generally insufficient information and subsequent meetings in which the applicant was advised that a significant redesign would be required. There was no withdrawal of the application and no significant redesign submitted.

IWPP720/18 Agenda Item 7	DA201800243
Address:	68 The Boulevarde Lewisham
Description:	To remove a Poplar Tree facing Denison Road
Applicant:	Christian Brothers School

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

IWPP721/18 Agenda Item 8	DA201800242
Address:	90 Neville Street Marrickville
Description:	To demolish an existing garage at the rear of a site and to construct a double garage containing a laundry and storage area.
Applicant:	Dr Skender Haxhimolla & Mr Hodo Haxhimolla

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

- *Paul Norman*

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:

The deletion of condition 22

The decision of the panel was unanimous

IWPP722/18 Agenda Item 9	DA201800236
Address:	2 Sydenham Road Marrickville
Description:	To demolish part of the premises and carry out alterations to use part of the premises as a place of public worship with associated signage and to use the rear portion of the building for storage of light fittings and electrical components
Applicant:	Oceania Revival Church Incorporated.

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

IWPP723/18 Agenda Item 10	DA201600217
Address:	73 Mary Street St Peters
Description:	To modify Land and Environment Court Determination Case No. 2016/0030354 dated 21 February 0017, under section 4.55 of the Environmental Planning and Assessment Act to amend condition 4 of the Determination which limits the period of consent to 12 months.
Applicant:	JVMC Pty Ltd

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

IWPP724/18 Agenda Item 11	DA201800307
Address:	50 Railway Avenue Stanmore
Description:	To remove 1 Jacaranda tree at the front of the property.
Applicant:	Harris Tripp First National

DECISION OF THE PANEL

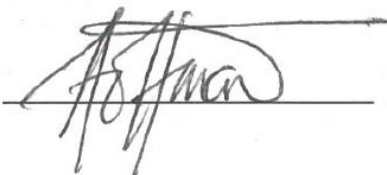
The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the panel was unanimous

Meeting Adjourned at 4.28PM to deliberate on Item 5

The Inner West Planning Panel Meeting finished at 5.06pm.

CONFIRMED:

A handwritten signature in black ink, appearing to read 'K. Hoffman', is written over a horizontal line.

Kevin Hoffman
Chairperson
23 October 2018