



**INNER WEST
COUNCIL**

**INNER WEST LOCAL PLANNING PANEL
MEETING**

Tuesday, 13 November 2018

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on Tuesday, 13 November 2018

Present: Mr Kevin Hoffman in the chair; Mr Ian Stapleton, Ms Kath Roach, Ms Lindsay Dey

Staff Present: Acting Development Assessment Manager; Team Leader Development Assessment, Senior Planner and Development Support Officer.

Meeting commenced: 2:27 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.

IWPP725/18 Agenda Item 1	D/2018/354
Address:	7 Reuss Street Leichhardt
Description:	Alterations and additions to existing dwelling house
Applicant:	J Ganderton

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.

IWPP726/18 Agenda Item 2	10.2018.126.1
Address:	100 Smith Street Summer Hill
Description:	Alterations and additions to an existing dwelling
Applicant:	Ms T. Shahmelikian

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:

That the following conditions be included as part of a Deferred Commencement Consent:

- (1) The following amendments are to be made and submitted to Council:
 - a) The original chimney breast and fireplace surround is to be retained within room 3 (counting from the front).
 - b) At least 1.2m of the south wall of original room 3 is to be retained adjacent to the chimney breast.
 - c) The existing original window within room 2 is to be retained.
 - d) To accommodate the above the kitchen may be moved to the proposed lounge room.
 - e) Floor construction of the original front wing (3 rooms) is to remain timber framed.

- (2) A schedule of materials and finishes both exterior and interior of the original front wing (3 rooms) is to be submitted and approved by Council's Heritage Specialist.

Final details are to be submitted to and approved by Council within 2 years

The decision of the panel was unanimous.

IWPP727/18 Agenda Item 3	10.2018.00000137.001
Address:	23 William Street Ashfield
Description:	Torrens Title Subdivision of existing Strata Lots
Applicant:	Giuseppe Cavagnino

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.

IWPP728/18 Agenda Item 4	DA201800051.01
Address:	37 John Street Petersham
Description:	Review request under Section 8.2 of the Environmental Planning and Assessment Act to review Determination No. 201800051 dated 30 May 2018 to demolish part of the premises and carry out first and second floor alterations and additions to a dwelling house.
Applicant:	Attic Ladders P/L

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

- *Adrian Chope*
- *Ruth Chope*
- *Steve Robertson*

Matter adjourned 3:08pm

Matter resumed 3:36pm

DECISION OF THE PANEL

The Panel disagrees with the findings contained in the Assessment Report and resolves that the application be **approved**.

It is therefore resolved that the application be approved, subject to the conditions contained in Attachment B of the report, subject to the following changes:

Additional condition:

A schedule of finishes and materials that are to be retained in the front section of the building is to be submitted to and approved by Council's Heritage Specialist prior to the issue of a Construction Certificate.

The applicant has made a written request pursuant to clause 4.6 of the Marrickville Local Environmental Plan 2011 in support of the contravention of the development standard(s) for 4.4 Floor Space Ratio and 4.3 Height of Buildings . After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the standard is unnecessary in the circumstances 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 the zone in which the development is located.

That the Inner West Local Planning Panel acting as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No.DA201800051.01 to demolish part of the premises and carryout first and second floor alterations and additions to a dwelling house.

Reasons for approval:

1. The rear part of the dwelling has been greatly changed or is of recent construction.
2. The proposed rear roof slopes will not be seen.
3. The matching semi-detached house (39) has been greatly changed.
4. The wall extension at the rear will hardly be seen from the street.
5. The citation for the heritage conservation area notes there is a high diversity of building forms within the area and the proposal will not have a detrimental impact to the heritage significance of the place.
6. The Panel agrees the amenity impacts on the neighbouring properties will be acceptable. Accordingly the panel concluded that the proposal would not create more than a minimal detrimental impact.

The decision of the panel was unanimous.

IWPP729/18 Agenda Item 5	DA 201700488.01
Address:	44 – 46 Princes Highway St Peters
Description:	Section 4.55 (1a) Application to modify development consent no. 201700488, to remove condition 1a of the consent.
Applicant:	David Macready

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

- *David Stewart*
- *Nathaniel Salita*
- *Grant McAlpine*
- *Gerard Connaughton*
- *Yvette Middleton*
- *Richard Lamb*
- *Andreas Antoniadis*

Matter adjourned 4:25pm

Matter resumed 4:52pm

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:

The Inner West Local Planning Panel exercising the authority of the Council pursuant to s4.55 of the Environmental Planning and Assessment Act 1979 has considered the Council officers report on this matter and has declined to agree with it. The Panel has also considered the reasons for the previous IWLPP decision to impose condition 1(a) of the development consent along with the drawings and documents contained in the section 4.55 application and has determined the original decision is valid for the same reasons as in clause 5(d) on page 199 of this agenda. Therefore the application is refused.

The decision of the panel was unanimous.

IWPP730/18 Agenda Item 6	DA201800301
Address:	285 Marrickville Road Marrickville
Description:	To fit out and use the ground floor premises as a small bar
Applicant:	Miss Wolf Pty Ltd

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

- *Kate Robertson*
- *Gavin Malcolm*

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:

Condition 42 to be amended to read “demonstrating that the window, shopfront and door frames of the front elevation are constructed and detailed in timber.”

That a point be included in the Plan of Management in relation to the appropriate disposal of used bottle ware to avoid noise disturbance at night and early morning.

The decision of the panel was unanimous.

IWPP731/18 Agenda Item 7	10.2018.96
Address:	47 Wolseley Street Haberfield
Description:	Alterations and additions to an existing dwelling
Applicant:	Form Architects

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

- *Surbjit Bhatti*

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.

IWPP732/18 Agenda Item 8	D/2018/325
Address:	661 Darling Street Rozelle
Description:	Install an external lift to enable wheelchair access to upper levels.
Applicant:	Tony McLain Architect

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

- *Tony McLain*

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

IWPP733/18 Agenda Item 9	D/2018/402
Address:	34 Rosser Street Rozelle
Description:	Proposed garage and terrace area over and plunge pool at rear of site, and associated works, including associated demolition, new fencing and stairs.
Applicant:	Mr B M Mulheron

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

- *Gordon Tench*

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:

Condition 20 (e) amended to read “door opening width of 3750mm” in order to be consistent with condition 4 (a).

Delete the last sentence of condition 53 (b) and whole of condition 53 (d)

The decision of the panel was unanimous.

IWPP744/18 Agenda Item 10	D/2018/77
Address:	Nicholson Street Public School, 21 and 23 Nicholson Street Balmain East
Description:	Installation of demountable classroom and tree removal.
Applicant:	Department of Education

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

- *William Atkins*

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 Panel also recommends that Council provide advice to the applicant recommending that the air conditioning units be relocated under the demountable and that consideration be given to replacement planting within the site.

The decision of the panel was unanimous.

IWPP745/18 Agenda Item 11	D/2018/431
Address:	8 Broderick Street Balmain
Description:	Removal of a Quercus Robur (English Oak) located in the rear yard of heritage listed property.
Applicant:	C Fox Johnston

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

- *Conrad Johnston*

DECISION OF THE PANEL

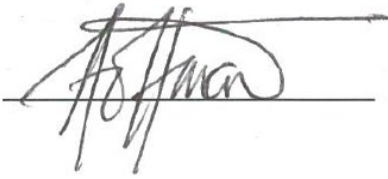
The Panel supports the findings contained in the Assessment Report and resolves that the application be approved as per the recommendation contained in that report, subject to the following change:

Amend wording in condition 2 regarding the requirement for a replacement tree “to be planted within 30 days of the removal” to “to be planted within 12 months from the date of consent”.

The decision of the panel was unanimous.

The Inner West Planning Local Panel Meeting finished at 6:08pm.

CONFIRMED:

A handwritten signature in black ink, appearing to read 'A. H. H. H.', is written over a horizontal line. The signature is stylized and cursive.

**Chairperson
13 November 2018**