



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

27 November 2018

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 27 November 2018.

Present: Adjunct Professor David Lloyd QC in the chair; Ms Jan Murrell; Mrs Mary-Lynne Taylor; Ms Heather Warton.

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

Meeting commenced: 2:04pm

**** 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 Heather Warton declared a reasonably perceived conflict of interest for item 7 as she knows the objector residing at 37 Prospect Road, Ashfield and the owner of 39 Prospect Road, Ashfield. She excused herself from the meeting in relation to this matter.

SUSPENSION OF STANDING ORDERS

Standing orders for item 2 were suspended to consider item 3.

IWLPP0636/18 Agenda Item 1	D2018/186
Address:	707 Darling Street, Rozelle
Description:	Change of use to gym with internal alterations and new signage.
Applicant:	Fitness Business Experts

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:

- Additional condition requiring the removal of graffiti within 24 hours of the grant of this consent.
- Condition 4 (b) to be amended by inclusion of the requirement for the information to be prepared by a qualified heritage consultant.

The decision of the panel was unanimous.

IWLPP0637/18 Agenda Item 2	D/2018/189
Address:	67 Ballast Point Road, Birchgrove
Description:	Lower ground, ground and first floor alterations and additions to existing dwelling-house, and associated works, including construction of a new swimming pool at rear, tree removal and replacement of shed.
Applicant:	Vaughan Architects Pty Ltd

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

- *Damian Perrignon*
- *Rob Freeman*
- *Simon Vaughan*
- *Kerime Danis*
- *Gerard Turrisi*

DECISION OF THE PANEL

The panel adjourned the decision of the matter at 2:54pm

The matter resumed at 3:05pm

SUSPENSION OF STANDING ORDERS

Standing orders for item 2 were suspended to consider item 3.

IWLPP0638/18 Agenda Item 3	D/2018/418
Address:	1 Cross Street, Rozelle
Description:	Alterations and additions to existing dwelling-house.
Applicant:	Christopher Jordon Architecture & Design

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

- *Paul Lucas*
- *Chris Jordan*

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.

IWLPP0639/18 Agenda Item 4	D/2018/262
Address:	56 Burt Street, Rozelle
Description:	Ground and first floor alterations to existing heritage listed boarding house building, resulting in a total of 26 boarding house rooms.
Applicant:	M Barbara

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.

IWLPP0640/18 Agenda Item 5	D/2018/375
Address:	7 Emily Street, Leichhardt
Description:	Building works to existing residence, including ground floor internal renovations, and a first floor addition.
Applicant:	Precision Planning

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.

IWLPP0641/18 Agenda Item 6	DA10.2018.75
Address:	77 Ramsay Street, Haberfield
Description:	Alterations and additions to an existing dwelling.
Applicant:	Darren McCoubrie & Ivana Bombardieri

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

- *Darren McCoubrie*

DECISION OF THE PANEL

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

The applicant is to provide two Clause 4.6 written requests addressing the non-compliances with the development standards within 4 weeks to allow the panel to make a final determination electronically.

If the Panel is of a mind to approve the application subject to acceptable Clause 4.6 written requests a condition will be imposed to require a canopy tree to filter views from and to the rear addition. In the event the Clause 4.6 is not submitted within the timeframe the application will be determined by refusal.

The decision of the panel was unanimous.

IWLPP0642/18 Agenda Item 7	DA10.2018.236.01
Address:	16-16A Tintern Road, Ashfield
Description:	Demolition of existing structures and construction of a 3 storey, 15 room residential flat building with basement carpark.
Applicant:	Tony Boutros

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

- *Maria Providente*
- *Robert Player*
- *Benjamin Black*
- *Steve Kennedy*

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:

Amend Deferred Commencement condition 3 by adding the following:

A suitable species of canopy trees shall be provided and maintained in the deep soil landscaping at the rear of the property and to achieve a minimum height of 6 metres.”

The decision of the panel was unanimous.

IWLPP0643/18 Agenda Item 8	DA201800235
Address:	59 Warren Road, Marrickville
Description:	To demolish existing improvements and construct a 5 storey mixed use building containing a shop and 20 boarding rooms with associated car parking.
Applicant:	MGA Architects Pty Ltd

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

- Bruce Threlfo

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 conditions:

1. The wall on the south west ground floor corner is to be set back 2m from the front alignment of the property.
2. In order to facilitate the orderly redevelopment of the adjoining properties at 55 and 57 Warren Road, an easement for access 3m wide with a height of 2.5m to allow for cars and a breakthrough wall construction on the western boundary is to be provided from Stinson Lane in alignment with the approved driveway at 59 Warren Road in favour of 57 and 55 Warren Rd, Marrickville. Details of the proposed wall are to be provided on the construction certificate plans and the easement is to be provided prior to the issue of an occupation certificate.

The decision of the panel was unanimous.

IWLPP0644/18 Agenda Item 9	DA201800105
Address:	28-30 George Street, Marrickville
Description:	To demolish existing improvements and construct a 4 storey residential flat building containing 15 units with basement car parking.
Applicant:	BKA Architecture

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

- *Najla Khoury*
- *Ali Hammond*

DECISION OF THE PANEL

The panel adjourned the decision of this matter at 4:24pm

The matter resumed at 4:30pm

The Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979 does not approve the variation to the floor space ratio prescribed by the Marrickville Local Environmental Plan 2011, as it is not satisfied that the applicant's request has adequately addressed the matters required to be demonstrated by clause 4.6 of that Plan, and the proposed development will not be in the public interest because it is not consistent with the objectives of that particular standard or the objectives for development within the zone.

The panel is not satisfied that the 4 storey street presentation is appropriate and that a 3 storey presentation is more appropriate in this location.

Accordingly, the Panel in the absence of an acceptable Clause 4.6 variation does not have the power to grant consent to this application.

The decision of the panel was unanimous.

IWLPP0645/18 Agenda Item 10	DA201800302
Address:	2 Bourne Street, Marrickville
Description:	To demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house, install a pool in the rear yard and a new parking space at the front of the site.
Applicant:	Mr H Alvarez

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.

RESUMPTION OF STANDING ORDERS

Standing orders were resumed for item 2.

IWLPP0646/18 Agenda Item 2	D/2018/189
Address:	67 Ballast Point Road, Birchgrove
Description:	Lower ground, ground and first floor alterations and additions to existing dwelling-house, and associated works, including construction of a new swimming pool at rear, tree removal and replacement of shed.
Applicant:	Vaughan Architects Pty Ltd

DECISION OF THE PANEL

The panel adjourned the decision of the matter at 5:00pm

The matter resumed at 5:35pm

The Panel defers the application to enable a supplementary heritage report to be provided and assessed by the planning staff.

The applicants are to provide their comments on the proposed conditions of consent in writing and to also be the subject of a supplementary planning report.

The decision of the panel was unanimous.

The Inner West Planning Panel Meeting finished at 5:43pm.

CONFIRMED:



**Adjunct Professor David Lloyd QC
Chairperson
27 November 2018**