



# **INNER WEST COUNCIL**

**INNER WEST LOCAL PLANNING PANEL  
MEETING**

**5 March 2019**

**MINUTES**

**MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING** held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 5 March 2019

Present: Mr Kevin Hoffman in the chair; Mr Ian Stapleton; Mr Kenneth Hawke; Ms Lindsey Dey.

Staff Present: Development Assessment Manager and Administration Officer.

Meeting commenced: 2.13 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**

The following declarations of interest were made:

Mr Kenneth Hawke declared a conflict of interest in relation to item 3 as he resides and owns the property one house away from the subject dwelling. He was absent for discussions and the vote for this item.

<b>IWLPP674/19 Agenda Item 1</b>	DA2018.188.1
<b>Address:</b>	40 Pembroke Street Ashfield
<b>Description:</b>	Removal of a tree in the rear yard
<b>Applicant:</b>	Conti Strata

## **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:

In condition (2), [pg 13] – 4<sup>th</sup> sentence change “minimum mature height of tree” to 5m. At end of Paragraph add the words “and be of upright habit”.

In condition (3) change references to “trees” to the singular “tree”. Change minimum height 8m to 5m; Change first words of last sentence to “If the tree is found faulty...”

The decision of the panel was unanimous

<b>IWLPP675/19 Agenda Item 2</b>	D/2018/672
<b>Address:</b>	147 Darling Street Balmain
<b>Description:</b>	Removal of a Casuarina glauca (Swamp She-Oak) tree located at rear of a heritage listed site.
<b>Applicant:</b>	Carlene York

## **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:

In condition (2), [pg 28] – 1<sup>st</sup> sentence change “minimum pot size of tree” to 100L; change “minimum mature height of tree” to 5m. At end of Paragraph add the words “and be of upright habit”.

The decision of the panel was unanimous

<b>IWLPP676/19</b> <b>Agenda Item 3</b>	<b>DAREV/2018/19</b>
<b>Address:</b>	19 Rose Street Annandale
<b>Description:</b>	Review of Condition 2 of the notice of determination of development consent D/2018/406 which required the elevated rear deck to be reduced in depth and size.
<b>Applicant:</b>	Norrskan Ko

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

- *Russell Fountain*
- *Alex Chiknaikin*

### **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 2C, where the width of the balcony will be adjusted to 2.6m as this would be an acceptable balcony depth which would not give rise to streetscape, heritage or privacy impacts.

The decision of the panel was unanimous

Mr Kenneth Hawke left the meeting at 2.25pm and was absent for discussions and the vote on the matter.

He returned to the meeting at 2.42pm

<b>IWLPP677/19</b> <b>Agenda Item 4</b>	<b>D/2018/503</b>
<b>Address:</b>	79 Reynolds Street Balmain
<b>Description:</b>	Ground floor alterations and additions to existing heritage listed dwelling-house and associated demolition works.
<b>Applicant:</b>	Mrs G A E Lindeman and Mr R P Lindeman

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

- *Glennys Lindeman*

## **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 to Deferred Commencement Condition 1, namely the deletion of parts a), b), c), d) and the insertion in lieu of

- a) Retention of the existing rear wing and incorporation in a substantial way into the proposed rear wing plan;
- b) The roof form of the proposed addition is to be redesigned so that it sits independently of the existing gable roof form over the main building and the skillion roof form of the rear wing. These forms must be retained in their current form
- c) The proposed layout of the rear wing is to be reconfigured so that the existing layout is retained and incorporated into the proposal through the use of wall nibs and bulkheads (square arches in walls), including the south wall of the existing lounge.
- d) The window located in the east elevation between the proposed dining and kitchen area is to be redesigned so that it is vertically proportioned, employing traditional design (timber sash) and materials (timber frame). Window portions in the front façade are to be used as a guide.
- e) Submission of a schedule of elements and finishes that are to be retained in the front (north) wing of the house.

The decision of the panel was unanimous

<b>IWLPP678/19 Agenda Item 5</b>	<b>D/2018/544</b>
<b>Address:</b>	21 Darvall Street Balmain
<b>Description:</b>	Torrens title subdivision into two lots
<b>Applicant:</b>	Corona Projects 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

<b>IWLPP679/19 Agenda Item 6</b>	<b>DA201600139.02</b>
<b>Address:</b>	30 Terminus Street, Petersham
<b>Description:</b>	To modify Modified Determination No. 201600139 dated 19 August 2016 under Section 4.55 of the Environmental Planning and Assessment Act to carry out alterations to enclose the dining courtyard fronting Terminus Street at the White Cockatoo Hotel at 30 Terminus Street, Petersham.
<b>Applicant:</b>	Elaine Richardson Architect

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

- Elaine Richardson

### **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 meeting adjourned at 3.01pm for a short intermission**

**The meeting resumed at 3.52pm**



<b>IWLPP680/19 Agenda Item 7</b>	<b>10.2018.139</b>
<b>Address:</b>	38 Dalhousie Street, Haberfield
<b>Description:</b>	Alterations and additions to an existing dwelling, including the construction of a new garage and swimming pool.
<b>Applicant:</b>	Amy & John Raneri c/o Sago Design

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

- *Dr John Raneri*
- *Lachlan Delaney*

## **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:

In Deferred Commencement Condition 1 (ii), delete the recommended bullet points and insert the following instead:

- Further information on the design of the exterior of the garage including details of the carport and garage vehicle door and consistency with the detailing of the main house addition
- Rebuilt front fence to match details of existing fence including wrought iron and vehicle gates and restoration of pedestrian gate (to match details of the vehicle gate)
- Redesign of the roof of the main house addition to achieve less bulk, for example replacing with two hipped roof forms a smaller one over the pool and a larger one over the remainder
- Colour selection of new roofing to addition and garage to be a light tone
- All the chimney breasts/fireplaces in the existing main wing, including their chimney pieces to be retained including that in bedroom 03.
- The fenestration of the proposed new rear wing and garage to be redesigned to introduce a transom to reflect the proportions and character of the existing front wing
- The submission of a schedule of elements and finishes in the main front wing of the house that are to be retained.

The decision of the panel was unanimous

<b>IWLPP681/19 Agenda Item 8</b>	<b>DA201100468.01</b>
<b>Address:</b>	22 Excelsior Parade, Marrickville
<b>Description:</b>	Modify Determination No. 201100468 to carry out modifications to all floors, convert the cellar to a bedroom, bathroom and laundry on the lower floor plan, modify openings and providing a linking roof on the topmost floor to attic
<b>Applicant:</b>	GRAPHIO AM

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

- *Mick O'Rourke*
- *George Bouropoulos*

### **DECISION OF THE PANEL**

The Panel Deferred its decision pending the submission by the applicant of a survey prepared by a Registered Surveyor depicting the location and height of the south east (rear) wall of the neighbouring house at 20 Excelsior Parade at each level, as well as the location of the south east (rear) wall at each level of the proposed building.

Insert the words "...In frosted or figured glazing..." in place of the words "...translucent glazing..." in Condition (14).

The decision of the panel was unanimous.

<b>IWLPP682/19 Agenda Item 9</b>	<b>DA201600434.05</b>
<b>Address:</b>	313-319 Marrickville Road, Marrickville
<b>Description:</b>	To modify Modified Determination No. 201600434.04, dated 4 June 2018, to include a reference to a Public Domain Staging Plan in condition 1 and correct the wording of conditions 64, 79, 121 and 124; and to modify conditions 59, 64, 79, 121, 124, 133, 137, 140, 141, 145, 148, 149 and 151 with regards to the requirements for when each condition is to be considered discharged.
<b>Applicant:</b>	Mirvac Projects Pty Ltd

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

- *Angela Kavanagh*

### **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 in condition 1 on page 440 after the drawing list box detailing the Public Domain Staging Plan, the plan be amended by the addition of after the title in the Legend "SUBDIVISION LINE" the words 'between Community Hub Lot and Residential Building Lots'.

The decision of the panel was unanimous

<b>IWLPP683/18</b> <b>Agenda Item 10</b>	<b>D010.2017.249.002</b>
<b>Address:</b>	160 Elizabeth Street, Ashfield
<b>Description:</b>	Amendment to approved alterations and additions to the Ashfield Aquatic Centre to change the height of the approved front fence, modify timing of the installation of parking control devices in the car park adjacent to existing residential flat buildings, remove requirement for a public domain plan and amend the timeframe for preparation of Elizabeth Street raised pedestrian crossing details.
<b>Applicant:</b>	Inner West Council

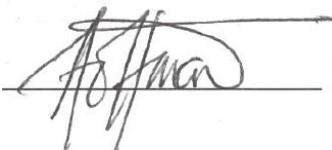
### **DECISION OF THE PANEL**

The Panel approves 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 Panel Meeting finished at 4.47pm.**

**CONFIRMED:**



**Kevin Hoffman**  
**Chairperson**  
**5 March 2019**