



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

12 February 2019

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 12th February 2019.

Present: The Honourable Angus Talbot in the chair; Mrs Mary-Lynne Taylor; Ms Kath Roach, Ms Lindsey Dey.

Staff Present: Development Assessment Manager; Executive Officer Development Assessment; and Administration Officer.

Meeting commenced: 2:02pm

**** 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:

Mrs Mary-Lynne Taylor declared a reasonably perceived conflict of interest for Item 6 as she is acting in a professional capacity for a company of the applicant. She was absent for discussions and the vote for this item.

IWLPP662/19 <i>Agenda Item 1</i>	Delegation of function from the Inner West Planning Panel in relation to minor development and modification applications.
---	--

DECISION OF THE PANEL

This matter was decided at 12:05pm

The decision for approval is as per the recommendation with three changes to point 3 to correct typographical errors.

The decision of the panel was unanimous.

IWLPP663/19 Agenda Item 2	DD010.2018.00000190.001
Address:	9 Allman Avenue, SUMMER HILL
Description:	Tree pruning and removal.
Applicant:	Stephen Hennell

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 changes to condition H.

The decision of the panel was unanimous.

IWLPP664/19 Agenda Item 3	DA201800137.01
Address:	15 Simmons Street, ENMORE
Description:	Review request under Section 8.2 of the Environmental Planning and Assessment Act to review Determination No. 201800137 dated 16 August 2018 to demolish part of the premises and carry out ground, first floor and attic alterations and additions to a dwelling house.
Applicant:	Seemann Rush Architects

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

- *Peter Rush*
- *Bruce Lay*
- *Paul Michael Gonzalez*

DECISION OF THE PANEL

The Panel supports the findings contained in the Assessment Report and resolves that the application be refused as per the recommendation contained in that report.

The decision of the panel was unanimous.

IWLPP665/19 Agenda Item 4	D/2018/462
Address:	26 Young Street, ANNANDALE
Description:	Alterations and additions to existing dwelling-house and associated landscaping works.
Applicant:	Ms M Chang

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

- *James Groom*

DECISION OF THE PANEL

The Panel accepts the applicant's submitted Clause 4.6 request to contravene the Site Coverage development standard contained in Clause 4.3A(3)(b) of the Leichhardt LEP 2013. The Panel notes that the submitted request demonstrates sufficient environmental planning grounds to contravene the standard and that compliance with the standard is unreasonable in the specific circumstances of the case. The Panel is satisfied that the development is consistent with the objectives of the development standard and the zoning applicable to the site.

The Panel otherwise 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:

- Deletion of condition 4.

The decision of the panel was by majority votes (3/1).

IWLPP667/19 Agenda Item 5	M/2018/115
Address:	12-14 Gladstone Street, LILYFIELD
Description:	Modification of Development Consent D/2009/281 involving additional store room and toilet to the rear of the existing media room.
Applicant:	Advance Building Brokers

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.

The decision of the panel was unanimous

IWLPP668/19 Agenda Item 6	DA.10.2018.051.1
Address:	1 Lackey Street, SUMMER HILL
Description:	Section 8.2 review of determination for: Alterations and additions to an existing bar, gambling area and bottle shop within the licensed premises known as the Summer Hill Hotel.
Applicant:	Planik

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

- *Nicole Lennon*

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 H(3)(C)(II) to include the words “and Council’s...”

The decision of the panel was unanimous

Mrs Mary-Lynne Taylor left the meeting at 2:26pm and was absent for discussions and the vote on the matter.

She returned to the meeting at 2:33pm

IWLPP669/19 Agenda Item 7	D/2018/205
Address:	10 Montague Street, BALMAIN
Description:	Alterations and additions to existing dwelling-house, including two storey rear addition, and associated works, including on-site parking, new shed, new fencing and tree removal.
Applicant:	Oikos Architects

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

- *Ray Stevens*

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.

The decision of the panel was unanimous

IWLPP670/19 Agenda Item 8	D/2018/497
Address:	13 Union Street, BALMAIN EAST (Little Nicholson Street Playcentre)
Description:	Installation of a new piece of play equipment with new synthetic turf soft fall and replacement storage shed.
Applicant:	Little Nicholson Street Playcentre Incorporated

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.

The decision of the panel was unanimous

IWLPP671/19 Agenda Item 9	DA201600108.01
Address:	308-314 Stanmore Road, PETERSHAM
Description:	To modify Determination No. 201600108 dated 29 September 2016 under Section 4.55 of the Environmental Planning and Assessment Act so as to modify the internal layout to increase the total number of hotel rooms from 12 to 21 rooms, alter the location of the florist and food and drink premises and carry out other internal modifications.
Applicant:	Preston Peterson

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

- *Jonathan Peterson, architect*

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 applicant shall prepare and submit to Council for approval a draft plan of management updated to include the precise details of the application (21 rooms, etc) and a requirement to provide and maintain a complaints register.

The hours of operation for the restaurant are extended to 11pm, Thursdays to Saturdays (inclusive) for a 12 month trial period from the commencement of the use, after which these hours shall not be extended without formal approval of Council.

The decision of the panel was unanimous

IWLPP672/19 Agenda Item 10	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 a shed.
Applicant:	Vaughan Architects Pty Ltd

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

- Tony Moody
- Susan Yuill
- Gerard Turrisi
- Simon Vaughan
- Rob Freeman

Matter adjourned at approximately 3pm to consider item 11.

Matter resumed at 3.58pm

DECISION OF THE PANEL

The panel adjourned the decision of the matter at 4:32pm

Matter resumed at 5:13pm

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

That deferred commencement condition 1 has the following amendments made:

- The addition of point (d) (e) and (f):
 - (d) that the BBQ be moved away from the eastern boundary to the western side of the site;
 - (e) The eastern edge of the ground floor terrace is to be terminated at the return of the guest bedroom (north facing wall) with a 1.6m height privacy screen along the eastern edge of the deck to protect the neighbour's privacy;
 - (f) Reinstatement of blades to WF3 and WF6 as per DA06.issue 1.dated 270318
- Amend condition 7 so that WF3, WF4 and WF6 to be clear glass

The decision of the panel was unanimous

IWLPP673/19 Agenda Item 11	DA.10.2018.131
Address:	11A Moonbie Street, SUMMER HILL
Description:	Change of use and fitout as an opioid substitution therapy clinic, an accessible ramp and associated landscaping.
Applicant:	Charter Health Pty Ltd

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

- Adam Quirk
- Mark Sabolch
- Jason Rudd
- Jane Nice
- Matthew Fraser
- Roger McHuon
- Dr Tim Smyth

DECISION OF THE PANEL

The panel adjourned the decision of this matter at 3:58pm

The Panel supports the findings contained in the Assessment Report and resolves that the application be approved as a deferred commencement consent as per the recommendation contained in that report.

Reasons for decision:

- The Panel acknowledges the community need for a facility of this kind.
- The Panel notes the long history of the health use on this site.
- Whilst there has been a boarding house approved on this site, a Plan of Management for the health use can be imposed to deal with any conflict with boarding house residents.
- The Panel believes a revised Plan of Management is needed and should be provided as a Deferred Commencement condition, dealing with the following matters:
 - a. Security
 - b. Control of patient movements
 - c. Local community safety
 - d. Restriction on boarding house use by patients
 - e. Community consultation processes
- The Plan of Management should provide the following consultation processes:
 - I. Quarterly meetings with residents;
 - II. An annual meeting with such bodies as Chamber of Commerce, Police, health officials, Council, and local residents;
- The panel also requires the provision of a security guard outside the premises during operating hours and a 24 hour hotline telephone number is to be provided to local residents and displayed outside the facility.

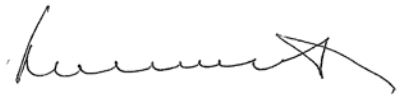
Panel accepts that this use will not require any special provisions for parking for patients.

Panel accepts all other conditions.

The decision of the panel was by majority votes (3/1)

The Inner West Planning Panel Meeting finished at 5:20pm.

CONFIRMED:

A handwritten signature in black ink, appearing to read 'Angus Talbot', with a stylized flourish at the end.

**The Honourable Angus Talbot
Chairperson
12 February 2019**