



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

13 AUGUST 2019

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on Tuesday, 13 August 2019

Present: Mr Kevin Hoffman in the Chair; Mr Ian Stapleton; Mrs Mary-Lynne Taylor; Ms Kath Roach

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

Meeting commenced: 2.05 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.

IWLPP741/19 Agenda Item 1	D/2018/638
Address:	9 Allen Street, Leichhardt
Description:	Torrens title subdivision of the site into four (4) lots and construction of four dwellings, one on each lot, and associated works, including landscaping and fence works
Applicant:	Petria Pty Ltd

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

- Gerard Turisi

DECISION OF THE PANEL

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

Additional conditions to be added to the recommendation as follows;

1. Front balcony construction in timber to be class 1 durability in accordance with AS5604 and AS1604
2. Outdoor terraces of Units 9A and 9D to be timber decking
3. Windows 13A, 27B, 38C and 53D to be capable of opening
4. Rear fences to have maximum height of 1.8 metres above finished ground level.

The decision of the panel was unanimous

IWLPP742/19 Agenda Item 2	10.2019.34.1
Address:	23 St David's Road, Haberfield
Description:	Alterations and additions to an existing dwelling house
Applicant:	Filmer Architects

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

- *Colin Filmer*

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:

A further schedule of elements and finishes that are to be retained on the front elevation is to be submitted for Council approval prior to the issue of the Construction Certificate.

The decision of the panel was unanimous.

IWLPP743/19 Agenda Item 3	DA201800570
Address:	319 Trafalgar Street, Petersham
Description:	Construction of a three (3) storey plus attic level boarding house and basement car park
Applicant:	Peter Joseph Lonergan

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

- *Andrew Taylor*
- *Peter Lonergan*

DECISION OF THE PANEL

The Panel adjourned the meeting at 3.06pm to consider Item 3.

The meeting resumed at 3.20pm.

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

IWLPP744/19 Agenda Item 4	DA201600172.0 2
Address:	110 Addison Road, Marrickville
Description:	To construct a support wall against the southern boundary wall to enable the retention of the existing southern boundary wall in its entirety and to setback the southern basement wall by 700mm
Applicant:	Equity Site Holdings P/L

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

- *Jasmin Andrews*
- *Benjamin Black*

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 the table of condition A1, delete reference to drawing DA010-I title 'Basement Plan' 21.10.16 by AN+A Architects.

The decision of the panel was unanimous

IWLPP745/19 Agenda Item 5	DA 201700488.03
Address:	44 – 46 Princes Highway, St Peters
Description:	To modify Modified Determination No. 201700488.03, to reduce the extent of Level 4 on Building B - deleting the requirement for condition 1a, relocate the communal space from Level 3 of Building B to the ground floor of Building A and add an apartment to Level 3 of Building B
Applicant:	Antoniades Architects

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

- *Yvette Middleton*

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

IWLPP746/19 Agenda Item 6	DA201900071
Address:	20 Swain Street, Sydenham (General Gordon Hotel)
Description:	To reconstruct the Hotel, consolidate existing operational consents relating to the premises and provide for a trial period for extended trading between the hours of 10:00am to 3:00am Mondays to Saturdays including Public Holidays and 12 noon to 10:00pm Sundays
Applicant:	White and Partners (Investments) 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

IWLPP747/19 Agenda Item 7	DA201900016
Address:	11-13 Hunter Street, Lewisham
Description:	To demolish part of the premises and carry out ground and first floor alterations and additions to a boarding house.
Applicant:	MJ Hunter Enterprises Pty Ltd

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

- *Graeme Regan*
- *Joann Hicks*
- *Penny Smith*
- *Brad De La Pierre*

DECISION OF THE PANEL

The panel adjourned the meeting at 4.16pm to consider item 7.

The meeting resumed at 4.27pm.

The Inner West Local Planning Panel exercising the functions of the Council as the consent authority resolves that the application be deferred with additional points for consideration:

- The bulk and scale of the addition is not sympathetic with the surrounding Heritage Conservation Area; and
- The near-flat roof design is awkwardly resolved, and also, as above, not sympathetic with the surrounding Heritage Conservation Area; and
- The composition of the facades of the proposed addition appears entirely random and undistinguished; and
- Lack of clarity about external wall construction; and
- Lack of resolution of junction between existing rear wing and proposed addition; and
- The submitted Plan of Management is inadequate.
- The draft reasons for refusal should be addressed in any further submissions to Council
- Public Submissions also to be considered.

The decision of the panel was unanimous

IWLPP748/19 Agenda Item 8	201900065
Address:	40 Old Canterbury Road, Lewisham
Description:	To construct a 2 storey boarding house with associated car parking and landscaping.
Applicant:	Blu Print Design

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

- *Adele Cowie*
- *Anthony Charbel*

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 condition 1) to include reference to the undated, unattributed Plan of Management for the site, submitted with the application.

Ian Stapleton in dissent, Pursuant to Clause 30A of SEPP (ARH) 2009, the proposal is not “consistent with the design of the area”.

The decision of the panel was by majority votes.

IWLPP749/19 Agenda Item 9	DA201900034
Address:	96 - 98 May Street, St Peters
Description:	To demolish existing improvements and construct a four (4) storey boarding house with basement parking.
Applicant:	Martin Bednarczyk

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

- *A K Ottesen*
- *Alan Price*
- *Cathy Hughes*
- *Lewis Adey*

DECISION OF THE PANEL

The Panel adjourned the meeting at 5.12pm to consider Item 9.

The meeting resumed at 5.32pm.

Mrs Mary-Lynne Taylor was absent for the decision of Item 9.

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:

That the rear wall of the existing building on the subject site be retained and structurally supported. Adequate details from a practicing structural engineer are to be supplied to the Certifying Authority prior to Construction Certificate.

Reason: for security and privacy as requested by the neighbours at the rear.

The side wall to the east of the subject site (adjacent to No. 94 May Street) is to be constructed at the same height as the existing eaves line of the retained rear wall.

Reason: for security and privacy as requested by the neighbour.

The windows facing the rear (southern) side of the property at the first second and third levels of the building shall be fixed frosted glass to 1.6m above finished floor level.

Reason: privacy for neighbouring properties.

The decision of the panel was unanimous

The Inner West Planning Panel Meeting finished at 5.38pm.

CONFIRMED:

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

**Kevin Hoffman
Chairperson
13 August 2019**