



INNER WEST COUNCIL

INNER WEST LOCAL PLANNING PANEL
MEETING

10 SEPTEMBER 2019

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 10 September 2019

Present: The Honourable Angus Talbot in the chair; Mr John McInerney; Mrs Mary-Lynne Taylor; Mr Kenneth Hawke

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

Meeting commenced: 2:06 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.

IWLPP750/19 <i>Agenda Item 1</i>	Memorandum of delegations from the Inner West Planning Panel in relation to development to minor heritage items and other minor matters including modifications of previous consents.
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DECISION OF THE PANEL

The Panel has agreed to implement the instrument of delegation that appears in Appendix A and B.

The decision of the panel was unanimous.

IWPP751/19 Agenda Item 2	DA 2019.19.1
Address:	18, 18A & 18B Bay Street, Croydon
Description:	Tree removal, relocation of driveway and amendment to existing easements.
Applicant:	Reggie's Residential Design & Drafting

Item 2 was withdrawn prior to the Panel meeting.

IWPP752/19 Agenda Item 3	DA 10.2019.8
Address:	87 Smith Street, Summer Hill
Description:	Alterations and additions to an existing dwelling house including rear two storey addition and garage.
Applicant:	Mr T Jin

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.

IWPP753/19 Agenda Item 4	DA201700110.02
Address:	109-111 Parramatta Road, Camperdown
Description:	Application under Section 4.55(2) of the Environmental Planning and Assessment Act to modify Determination No. 201700110.01 dated 21 February 2018 to add a fifth floor to the approved 4 storey mixed use building; delete car stackers and construct a basement level car park; reconfigure all floors to accommodate a lift and new atrium.
Applicant:	Acemon Pty Ltd C/- CMT Architects Australia

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

- *Josh Martin*
- *Chris Tsioulos*

DECISION OF THE PANEL

Matter adjourned 2:21pm to consider Item 5.

Matter resumed 2:40pm.

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 conditions:

Saturday works to be limited to between the hours of 8:00am and 1:00pm.

Landscaping on the southern elevation boundary be maintained of a level of at least 1.6m

The Panel has approved this application but would ask Council's Group Manager Strategic Planning that in the making of any new LEP, now underway, the current apparent confusion in height controls along Parramatta Road, particularly in this area needs to be resolved.

The decision of the panel was unanimous.

IWPP754/19 Agenda Item 5	DA201900010
Address:	16 Holt Street, Stanmore
Description:	To demolish part of the premises and carry out ground and first floor alterations and additions to a boarding house.
Applicant:	Orangeville Properties Pty Ltd

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

- Aldo Rizzov
- Dr Triona Supit

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 conditions:

- A. The applicant has made a written request pursuant to Clause 4.6 of the *Marrickville Local Environmental Plan 2011*. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That 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*, grant consent to Development Application No. 201900010 for To demolish part of the premises and carry out ground and first floor alterations and additions to a boarding house at 16 Holt Street Stanmore subject to the conditions listed in Attachment A.

Add the following new condition:

5a) to make the highlight window in the ground floor communal room of translucent glass

The decision of the panel was unanimous.

IWPP755/19 Agenda Item 6	DA201200232.02
Address:	40 Cobar Street, Dulwich Hill
Description:	Application under Section 4.55 of the Environmental Planning and Assessment Act to modify Modified Determination No. 201200232.01 dated 30 January 2015 to increase the extent of the basement and amend the layout and extent of Building B increasing the number of units from 13 to 16 units.
Applicant:	Terry Sozomenou

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

- *Jeff Mead*

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.

IWPP766/19 Agenda Item 7	DA201900060
Address:	11-13 Dibble Avenue Marrickville
Description:	To demolish existing improvements and construct a 4 storey residential flat building containing 16 units with associated car parking.
Applicant:	Benson McCormack Architecture

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

- Mark Krupinski
- Glynis Jones
- Gerard Turrisi & Jin Ng

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. That the Inner West Local Planning Panel approve a variation to the maximum height and floor space ratio development standard prescribed by Clause 4.3 and Clause 4.4 in the Marrickville Local Environmental Plan 2011, as it is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and objectives for development within the zone
- B. That the Panel, as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No: 201900060 to demolish existing improvements and construct a 4 storey residential flat building containing 16 units with associated car parking at 11-13 Dibble Avenue, Marrickville subject to the conditions listed in Attachment A below.

The following additional condition be added:

The area shown on the plans as the overflow drainage area shall be treated with suitable landscaping with plans submitted to Council for approval and subject to meeting the requirements of Council's drainage engineers.

That the last sentence (in section 9 A. of the report "Recommendation") be amended to read:

"because it is consistent with the objectives of those particular standards".

The decision of the panel was unanimous.

IWPP767/19 Agenda Item 8	DA201600221.04
Address:	392 Illawarra Road, Marrickville
Description:	To modify the roof terrace of Unit 301, delete a portion of the planting and install a swimming pool with associated fence and steps and decking.
Applicant:	Benson McCormack Architecture

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

- Gerard Turrisi & Glen McCormack

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

IWPP768/19 Agenda Item 9	D/2018/674
Address:	2 Lonsdale Street, Lilyfield
Description:	Alterations to convert existing two storey building into a residential flat building comprising 7 units, tree removal and additional parking accessed from Piper St.
Applicant:	Lufi and Associates Pty Ltd

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

- *Philippa Johns*
- *Peter Moller*
- *Dawn Brown*
- *David Furlong/Pietro Lufi*

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. The applicant has made written requests pursuant to Clause 4.6 of *Leichhardt Local Environmental Plan 2013* in relation to Landscaped Area and Floor Space Ratio development standards. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the development standards for Floor Space Ratio and Landscaped Area is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedances are not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant deferred commencement approval to Development Application No. D/2018/674 for alterations to convert existing two storey building into a residential flat building comprising 7 units, tree removal and additional parking accessed from Piper St at 2 Lonsdale Street, Lilyfield, subject to the conditions listed in Attachment A.
- a) Clause 1(b) and 1(c) from Deferred Commencement Condition 1 are to be deleted.
 - b) Clause 1(e) – the reference to “5400mm” is to be changed to “6300mm”.
 - c) In Deferred Commencement Condition 2:
 - i) “5400mm” to be changed to “6300mm” and
 - ii) “Lonsdale Street” to be changed to “Piper Street”.
 - d) Delete Condition 26 and replace with the following:

“The building is approved for use as a Residential Flat Building as approved and as defined in the Leichhardt Local Environmental Plan 2013 and is not to be let for short-term or Tourist and Visitor Accommodation, and is not to be used for any other purpose without Council’s consent, unless permitted as “exempt or complying development”.

The decision of the panel was unanimous.

IWPP769/19 Agenda Item 10	DA201800562
Address:	119 Addison Road, Marrickville
Description:	To subdivide the land into 2 Torrens title lots and construct a 2 storey dwelling house on each lot with garages at the rear.
Applicant:	Mr M Lam

Matter adjourned 3:47pm to consider Item 11.

Matter resumed 4:04pm.

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

- *Susan Vuong*
- *Andrew Inman*
- *Lindsay Fletcher*
- *Grace Lech*
- *Matthew Lam*

DECISION OF THE PANEL

The Panel does not accept the recommendation of the Planner's report and resolves to **refuse** the application for the following reasons:

1. The design will result in unacceptable streetscape impacts to Addison Road which offends Clause 1.2(2)(h) of the Marrickville Local Environmental Plan 2011 and the detailed design provisions of the Marrickville Development Control Plan 2011.
2. The proposal will result in unacceptable residential amenity impacts to the houses on Agar Street which are not compatible with the relevant objectives of the R2 zone and the provisions of Part 4.1 of the Marrickville Development Control Plan. These impacts include:
 - a. Excessive scale and massing which is incompatible with the surrounding neighbourhood;
 - b. Overbearing and dominance impacts on neighbouring private open space;
 - c. Solar access impacts;
 - d. Inappropriately designed infill development.
3. The application has failed to adequately address well substantiated submissions raised during the public exhibition of the development.
4. The public interest is best served by the consistent application of the development controls.

The decision of the panel was unanimous.

IWPP770/19 Agenda Item 11	DA 2018.178.1
Address:	2-32 Smith Street, Summer Hill 5-7 Mungo Scott Place, Summer Hill 18 Flour Mill Way, Summer Hill
Description:	Fit out and Use of Commercial Premises within Buildings 5A and 5E for Retail Food and Drink Premises.
Applicant:	EG Funds

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

- *Riddhika Rathod*
- *Pishoy Gobran*

DECISION OF THE PANEL

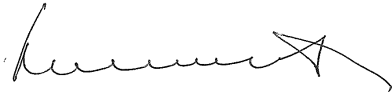
The Panel disagrees with the findings contained in the Assessment Report and resolves that the application be **refused** for the following reason:

The exhaust shaft arrangements are not satisfactory and need to be redesigned.

The decision of the panel was unanimous.

The Inner West Planning Local Panel Meeting finished at 4:30pm.

CONFIRMED:

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

**The Honourable Angus Talbot
Chairperson
10 September 2019**