



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

12 DECEMBER 2019

MINUTES

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

Present: Adjunct Professor David Lloyd QC in the chair; Mr John McInerney; Mr Kenneth Hawke; Mr David Johnson

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

Meeting commenced: 2.07 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.

IWLPP813/19 Agenda Item 1	M/2019/207
Address:	Dawn Frazer Baths, Fitzroy Avenue Balmain
Description:	Modification of Development Consent D/2018/450 seeking the deletion of Condition 29, which was imposed in error.
Applicant:	Inner West Council

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

IWLPP814/19 Agenda Item 2	D/2019/270
Address:	33 Whites Creek Lane Leichhardt
Description:	Change of use of existing building to a residential dwelling
Applicant:	PAD Group Pty Ltd

DECISION OF THE PANEL

Item 2 was been deleted from the agenda.

IWLPP815/19 Agenda Item 3	M/2019/28
Address:	3 James Lane Balmain East
Description:	Modification of Development Consent D/2017/37 seeking various changes, including: extension of deck; new basement storage under floor of house and balcony; amendments and extensions to rear wing; new skylights above living and dining area; amendments to layout and location of pool; and delete condition 10(b) relating to stormwater requirements
Applicant:	Christopher Jordan Architecture and Design

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

- Charles Blumer

DECISION OF THE PANEL

The Panel supports the findings contained in the Assessment Report and resolves that the application be approved under Section 4.55 of the Environmental Planning and Assessment Act as per the recommendation contained in that report, subject to the following changes:

Delete Condition 3B(a) subject to the recommendations of the report prepared by SDA Structures dated 26/08/2019.

Modify Condition 10(b) to allow for a pump-out system to be used – solely for the basement.

The decision of the panel was unanimous

IWLPP816/19 Agenda Item 4	D/2019/288
Address:	3 & 3A Cary Street Leichhardt
Description:	Alterations and additions to existing building, remove and replace existing carport with new carport and fencing works.
Applicant:	Mrs L M Wherry

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:

Delete Condition 4(b)

The decision of the panel was unanimous

IWLPP817/19 Agenda Item 5	DA201900325
Address:	96 Illawarra Road Marrickville
Description:	Section 4.55 modification to Development Application No. 383/94 dated 18 November 1994 to increase the hours of the premises and carry out alterations to the building.
Applicant:	Michael Kotis

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

- *Peter Meldrum*

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:

Note and adopt the conditions in the Council's supplementary memorandum from 6 December 2019.

Delete Condition 5(ii) and 5(iii)

Amend the third paragraph of Condition 9C to restrict the number of patrons allowed in the interior of the community centre to 90.

The decision of the panel was unanimous

IWLPP818/19 Agenda Item 6	DA201900217
Address:	829A-837 New Canterbury Road Dulwich Hill
Description:	To demolish the existing buildings and construction of 2 x 4 storey buildings for a shop top housing development comprising 42 dwellings and 3 retail tenancies, with 2 levels of basement parking
Applicant:	Mars City 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

The Panel adjourned the meeting at 2.37pm.

The panel resumed the meeting at 2.42pm

IWLPP819/19 Agenda Item 7	DA201900230
Address:	14 Dudley Street Marrickville
Description:	Mixed use building with basement parking and boarding rooms
Applicant:	Architecture and Building Works

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

IWLPP820/19 Agenda Item 8	D/2019/125
Address:	1-19 Booth Street, Annandale
Description:	Demolition of existing hardstand at-grade carpark and associated fencing, construction of a 6 storey mixed use development comprising: <ul style="list-style-type: none"> • Self storage units, one (1) retail premises on ground floor • Relocation of of existing entry and exit driveway crossover on Chester St. • Addition of 35 car parking spaces, including loading bay • Associated landscaping works, business signage and other ancillary works.
Applicant:	Kennards Self Storage C/- McHp Architects

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:

Note and adopt the Council's supplementary memorandum from 11 December 2019

Amend condition 1 with respect to s7.11 Contributions to insert the following correct amounts:

Local Infrastructure Type	Contribution \$
Transport & Access	\$17,237.20
Community Facilities	\$26,448.78
Open Space	\$51,551.37
TOTAL	\$95,237.35

The decision of the panel was unanimous

IWLPP821/19 Agenda Item 9	DA201900090
Address:	127-133 New Canterbury Road Lewisham
Description:	To carry out partial demolition of existing premises and alterations and additions to the existing hotel for shop top housing comprising a hotel and 16 dwellings with basement parking accessed via Hunter Street.
Applicant:	Koturic & Co. Architects

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

- *Kate McLoughlin*
- *Jennie Askin*

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 the trial period in Condition 80(b) from 12 months to 18 months;

Add a requirement within the Plan of Management (Condition 63) to provide for a complaints management system, including the provision of a contact number for an after-hours manager

Condition 5(a) to be deleted

Condition 6(a) to be deleted as it is largely satisfied

Modify Condition 9(a) to require 8 residential car spaces instead of 9

Modify Condition 68 to delete the references to Warren Road and Illawarra Road and correctly refer to New Canterbury Road and Hunter Street

The decision of the panel was unanimous

IWLPP822/19 Agenda Item 10	DA201900155
Address:	6 Ivanhoe Street Marrickville
Description:	Demolition of the existing dwelling and construction of a 2 storey child care centre for 55 children with basement parking.
Applicant:	Jacqueline Monteiro

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

IWLPP823/19 Agenda Item 11	D/2018/657
Address:	42-48 John Street Leichardt
Description:	Demolition of existing structures, construction and strata subdivision of mixed use development comprising 15 x light industrial units, 1 x take away food and drink premises, 16 x business/office premises for creative purposes, parking and loading facilities.
Applicant:	Aydan Two Pty Ltd

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

- *Stuart Gordon (SJB Planning)*

DECISION OF THE PANEL

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.

The Inner West Planning Panel Meeting finished at 3.13pm.

CONFIRMED:



**Adjunct Professor David Lloyd QC
Chairperson
12 December 2019**