



INNER WEST COUNCIL

**INNER WEST LOCAL PLANNING PANEL
MEETING**

TUESDAY, 11 FEBRUARY 2020

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on Tuesday, 11 February 2020

Present: The Honourable Angus Talbot in the chair; Mr David Johnson; Mr John McInerney; Mr Kenneth Hawke.

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

Meeting commenced: 2:04 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 potential interest regarding Item 10 in that he is a close friend of an objector to the application.

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IWPP824/20 Agenda Item 1	10.2019.142.1
Address:	10/2-4 Lackey Street, Summer Hill
Description:	To construct a roof top pergola and associated fencing.
Applicant:	Mr B Inwood

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.

IWPP825/20 Agenda Item 2	D/2019/417
Address:	30 Hart Street, Balmain East
Description:	Alterations and additions to existing dwelling-house.
Applicant:	Ms M J Taylor

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

- *Maree Taylor*

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:

1. Add the words “or light grey” to the end of Condition 4(a).
2. Delete tree #1 in Condition 19.

The decision of the panel was unanimous.

IWPP826/20 Agenda Item 3	10.2016.89.3
Address:	317-331 Liverpool Road, Ashfield
Description:	Modification of Development consent 10.2016.89.1 including amendments to approved elevations and condition C (11).
Applicant:	Enhance Group Project 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.

IWPP827/20 Agenda Item 4	M/2019/135
Address:	24 Catherine Street, Leichhardt
Description:	Application under Section 4.55 of the Environmental Planning and Assessment Act to modify Determination Number D/2018/529 to include a dormer window at the front elevation and a third bedroom to each dwelling.
Applicant:	Traders in Purple 113 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.

IWPP828/20 Agenda Item 5	10.2019.177.1
Address:	3 & 3A Haig Avenue, Summer Hill
Description:	Subdivide the land into two (2) Torrens title allotments and alterations and additions to the existing dwellings.
Applicant:	Mr J Long

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

- *Justin Long*

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:

1. Delete Condition 5(b).

The decision of the panel was unanimous.

IWPP829/20 Agenda Item 6	2019.103.1
Address:	33 Tintern Road, Ashfield
Description:	Review of Determination of 2019.103.1 which was refused seeking consent for the removal of a Jacaranda Tree located within the northern side setback at the rear of the subject site.
Applicant:	Ms C Stott

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

- *Caroline Stott*

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.

IWPP830/20 Agenda Item 7	D/2019/219
Address:	361 Parramatta Road, Leichhardt
Description:	Demolition of existing building; and construction of a 3-5 storey mixed used development comprising tourist and visitor accommodation and an apartment with parking and associated works, including remediation of the site
Applicant:	Apst

DECISION OF THE PANEL

The Panel supports the findings contained in the Assessment Report and endorses the report and adopts the reasons for refusal numbered 1-4 contained in that Report.

The decision of the panel was unanimous.

IWPP831/20 Agenda Item 8	10.2017.19.2
Address:	33 Chandos Street, Ashfield
Description:	Section 8.2 Review of refused modification of development consent for internal and external changes to approved boarding house.
Applicant:	Eugene Sarich

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

- *Jonathan McEwan*
- *Barbara Stephenson*
- *MC Ling*

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.

IWPP832/20 Agenda Item 9	DA201600674.01
Address:	56 Ewart Street, Marrickville
Description:	To modify Determination No.201600674, dated 12 April 2017, to increase the extent of the basement to facilitate services and a rainwater tank, delete a visitor parking space, increase the amount of bicycle parking, amend the driveway ramp to accommodate an easement, provide a new pedestrian access to/from the basement, to carry out a number of internal changes, revise window configurations, provide fire booster assembly and increase the height of the building to accommodate mandatory sprinkler requirements
Applicant:	O2 Architecture

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.

IWPP833/20 Agenda Item 10	10.2019.124.1
Address:	78-80 Dalhousie Street, Haberfield
Description:	Part demolition, alterations and additions, new solar panels, easements, consolidation of lots and associated landscaping of the existing Haberfield Centre and Library.
Applicant:	Inner West Council

Mr Hawke was not present for Item 10 due to a potential conflict of interest. He left the meeting at 2:59pm.

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

- *David Rollinson*
- *Malachy Ward*
- *Vincent Crow*
- *Mary Hunter*
- *Stephen Iacono*

Matter adjourned 3:25pm

Matter resumed 3:48pm

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:

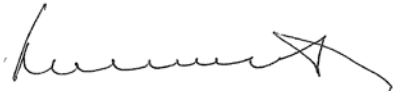
1. Receive and note the correspondence relating to architect's moral rights from Mr Tanner.
2. In order to strike a better architectural balance between the heritage character of the area and the new development, the following amendments to the conditions are required:
 - Re-word Condition 16(b) to include the words "main entrance to Dalhousie Street based on the 1920s photographic documentation" in place of all other words after "Re-instatement of the...";
 - Change Condition 16(c) to read "Investigate and cost the feasibility of removing the render and re-instating the face brickwork; or, if that is not feasible due to the extent of damage to the brickwork use a breathable lime wash or mineral silicate finish to the external render and roughcast including the use of a traditional colour scheme based on the surviving physical evidence obtained via paint scrapes."
3. Re-word Condition 32 to amend the timing from "prior to the issue of a Construction Certificate" to "prior to the issue of an Occupation Certificate".

The decision of the panel was unanimous.

NOTE: Mr Eugene Sarich from Urbanesque Planning Pty Ltd addressed the Panel at 3:56pm regarding Item 8.

The Inner West Planning Local Panel Meeting finished at 3:59pm.

CONFIRMED:

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

**The Honourable Angus Talbot
Chairperson**

11 February 2020