



INNER WEST LOCAL PLANNING PANEL
MEETING

12 MAY 2020

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via Skype on 12 May 2020

Present: Mr Kevin Hoffman in the chair; Mr John McInerney; Mrs Mary-Lynne Taylor; Ms Kath Roach.

Staff Present: Development Assessment Manager and Administration Officer.

Meeting commenced: 2:05pm

**** 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.

IWLPP851/20 Agenda Item 1	DA201900381
Address:	490-498 Marrickville Road, Dulwich Hill
Description:	To subdivide the existing lot into 3 Torrens Title Lots. Alterations and additions to Lot 2 for a shop top housing development comprising a commercial use and 6 dwellings with associated parking and landscaping.
Applicant:	Evangelia Thanos

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

- *Evangelia Thanos*
- *Chris Kreis (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:

Delete the deferred commencement condition A, and amend the draft decision accordingly.

1. That the following condition be added:

Condition 4.A.:

Design Changes

- a) The entry to the residential component of the development is to be redesigned to incorporate the following:
 - I. A clearly marked address and secure letterboxes;
 - II. A dedicated and clearly marked path of travel to the residential lift at an appropriate grade;
 - III. External lighting and secure entry controls for tenants;
 - IV. A video and intercom to each apartment for visitors and deliveries.
- b) The structural engineer prepares structural drawings to brace the façade of 494 Marrickville Road and ensure its conservation and retention during and after construction works.
- c) In the new works dry pressed bricks similar to the existing to be used in any new brick masonry of the additions.

Plans demonstrating compliance with the above requirements are to be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate.

2. That the following conditions be amended:

Condition 31(f) shall be amended as follows:

- 31(f) All external finished surfaces and adjacent internal floor areas shall be designed so that no surface water enters the building during an average recurrence interval of 100 years in accordance with Section FP1.2 of the Building Code of Australia (Volume 1 for Class 2- 9 Buildings)

Condition 32(d) shall be amended as follows:

32(d) Alignment levels at the front of the site shall match existing levels while at the rear they must be set 100mm above the existing layback invert at all points along the layback. Cross sections shall be provided every 5m and at both sides of all vehicle and pedestrian entrances

3. That a Memo be sent to the Inner West Council for its consideration:

The Inner West Local Planning Panel notes in connection with Item 1 on its agenda of 12 May 2020 that with this approval there are a number of buildings with frontage to Durham Lane that have main pedestrian entries to shop-top housing above commercial premises. Since the laneway is becoming much more pedestrian and vehicle mixed use, the Panel considers the Council should give consideration to improving the amenity and safety of the laneway.

The decision of the panel was unanimous.

IWLPP852/20 Agenda Item 2	DA201900328
Address:	58 Thornley Street, Marrickville
Description:	To demolish part of the premises and carry out ground and lower floor alterations and additions to a dwelling house and provide a new hard stand car parking space with associated driveway crossing.
Applicant:	Ms AG Jackson

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

- *Rachel Allsop / Paul (from Benn and Penna)*

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.

IWLPP853/20 Agenda Item 3	DAREV/2019/12
Address:	65 Palmer Street, Balmain
Description:	Section 8.2 Review application for installation of solar panels to roof of townhouse.
Applicant:	Mr Arthur H Haberlin Mrs Kerry S Haberlin

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 subject to the following changes:

- 1 In Recommendation Part B:

Delete the text "s4.16" and replace with "s8.2".

2. That the following note be added:

Note: The Inner West Local Planning Panel notes that the Council is currently undertaking a review of its policies on solar panels, but at this point the existing policy for solar panels in Heritage areas should be complied with".

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

John McInerney disagrees with this decision for the following reason:

"I believe in the time of the current climate crisis that it is imperative that Council moves towards minimising the effect of energy consumption and energy generation and approve of the solar panels."

IWLPP854/20 Agenda Item 4	REV/2020/0007
Address:	14 Fawcett Street, Balmain
Description:	Review of Determination of D/2019/334 seeking to delete Condition 4 which requires retention of first floor east facing windows associated with heritage listed dwelling-house.
Applicant:	Kate O'Connell and Tim Beresford

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

- *Sam Crawford*

The Panel disagrees with the findings contained in the Assessment Report and resolves that Condition 4 be deleted for the following reason:

The Panel does not accept that the heritage impact is such as to require the retention of these windows. This view is supported by the applicant's Heritage advisors.

The Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s8.2 of the *Environmental Planning and Assessment Act 1979* (as amended), uphold the Review of Determination of D/2019/334 (ie REV2020/0007) and delete Condition 4.

The decision of the panel was unanimous.

IWLPP855/20 Agenda Item 5	0102019000176.1
Address:	7 Wellesley Street, Summer Hill
Description:	Alterations and additions to an existing dwelling including a new first floor.
Applicant:	Cracknell & Lonergan Architects

Item deferred at 2:56pm to consider Item 6.

Item resumed at 3:05pm. The deferral was to allow listed speaker Peter Lonergan to arrive, but he did not.

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.

IWLPP856/20 Agenda Item 6	M/2019/170
Address:	80 Evans Street, Rozelle
Description:	Modification of Development Consent D/2015/258 for various changes including internal changes to layout and adjusting the attic level bedroom.
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, subject to the following changes in Attachment A Part B:

- Delete condition 3 b) in the Officer's report.
- Delete the comment "Alternatively I recommend removing all proposed changes to the attic level to retain the existing non-compliances" at the end of condition 3.

The decision of the panel was unanimous.

The Inner West Planning Panel Public Meeting finished at 3:05pm.

The Inner West Planning Panel Closed Meeting commenced at 3:15pm.

The Inner West Planning Panel Closed Meeting finished at 4:08pm.

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
12 May 2020**