



INNER WEST LOCAL PLANNING PANEL
MEETING

9 JUNE 2020

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via Zoom
Teleconference on 9 June 2020.

Present: Adjunct Professor David Lloyd QC in the chair; Mr David Johnson; Ms Annalise Tuor; Mr Kenneth Hawke

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

Meeting commenced: 2.12 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.

IWLPP865/20 Agenda Item 1	10.2019.155
Address:	136 Liverpool Road, Ashfield
Description:	Demolition of existing structures and construction of a six-storey mixed use building, comprising of two levels of basement parking, one retail space and eleven residential dwellings
Applicant:	Benson McCormack Architects

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

- Geoff Goodyer
- Michael Williams
- Robert Carnell
- Yijie Liu
- Andrew Martin
- Margaret Roberts
- Glenn McCormack

DECISION OF THE PANEL

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.
- B. The applicant has made a written request pursuant to Clause 4.6 of the Ashfield Local Environmental Plan 2013 to vary Clause 4.3 Height of Buildings of the Ashfield Local Environmental Plan 2013. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental planning 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.
- C. 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 consent to Development Application No. 10.2019.155 for demolition of existing structures and construction of a six storey mixed use building, comprising of two levels of basement parking, one retail space and eleven residential dwellings at 136 Liverpool Road, Ashfield subject to the conditions listed in Attachment and to be amended as follows

Part B of the draft recommended conditions of consent to delete the opening paragraph which references Deferred Commencement Consent.

Amended the following conditions:

Condition 28:

- After the words 'suitably qualified person', insert "(a chartered or registered engineer)"
- The owners adjoining shall be given 21 days to respond.

- The word 'Identified properties' to be replaced by 'adjoining properties'.

Condition 29:

- change at least 7 days to 21 days.
- Insert after the words 'furnished particulars' insert '(including engineering plans)'

Insert Condition 41 to A Councils standard Construction Management Plan.

The decision of the panel was unanimous

IWLPP866/20 Agenda Item 2	M/2019/232
Address:	731-735 Darling Street, Rozelle
Description:	Modification to Development Consent D/2017/491 for redevelopment for mixed use (retail and apartments)
Applicant:	IPM Pty Ltd

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

- Chris Webster

DECISION OF THE PANEL

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.56 of the *Environmental Planning and Assessment Act 1979*, grant consent to Application No. M/2019/232 for a Modification to the Court approved redevelopment for mixed use (retail and apartments) at 731-735 Darling Street Rozelle subject to the conditions listed in Attachment and to be amended as follows

Delete the following Conditions:
12 B, 12C, 60B, 60E and 60G

Replace Third last word in condition to 20 to read “a” rather than “any”.

Amend the first sentence of condition 60A to read: The approved parking spaces shall be allocated as detailed on **“the basement floor plan referred to as drawing number DA100M prepared by Nettleton Tribe, dated 21 November 2019.”**

Delete condition 60H as a condition and replace it in the notes section at the end of the conditions.

The decision of the panel was unanimous

IWLPP867/20 Agenda Item 3	D/2019/321
Address:	140-142 Norton Street, Leichhardt
Description:	Part demolition and alterations and additions to existing building to provide for a part three and part four storey mixed use building comprising commercial tenancy to Norton Street and eight units, with lower ground / basement level accommodating parking accessed via the rear lane.
Applicant:	Lamton P/L C/O Design Delta Architects

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

- Demetrios Stravropoulos

DECISION OF THE PANEL

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.
- 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 consent to Development Application No. D/2019/321 for part demolition and alterations and additions to an existing building to provide for a three storey mixed use building comprising commercial tenancy to Norton Street and eight units, with lower ground / basement level accommodating parking accessed via the rear lane at 140-142 Norton Street Leichhardt, subject to the conditions listed in Attachment A and amend as follows

Delete A and B in the Deferred Commencement consent conditions and replace with the following:

The ground Courtyard level to be extended to be same size as units 1 and 2 with the size of units 1 and 2 to be reduced accordingly.

The decision of the panel was unanimous

IWLPP868/20 Agenda Item 4	MOD/2020/0025
Address:	88 Liverpool Road, Summer Hill
Description:	Modification of approved mixed use building for an additional apartment
Applicant:	Wil Nino

DECISION OF THE PANEL

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the refusal contained in that Report.

- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 and s4.55(2) of the *Environmental Planning and Assessment Act 1979*, refuse Development Application No. MOD/2020/0025 for modification of approved mixed use building for an additional apartment at 88 Liverpool Road, Ashfield for the reasons set out in the Assessment Report.

The decision of the panel was unanimous

IWLPP869/20 Agenda Item 5	D/2019/523
Address:	74 Young Street, Annandale
Description:	Alterations and additions to existing dwelling house.
Applicant:	Landart Landscapes

DECISION OF THE PANEL

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

- B. The applicant has made a written request pursuant to Clause 4.6 of the *Leichhardt Local Environmental Plan 2013* to vary 4.4 Floor Space Ratio & Clause 4.3A(3)(b) Site Coverage of the *Leichhardt Local Environmental Plan 2013*. After considering the requests, and assuming the concurrence of the Secretary has been given, 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.

- C. 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 consent to Development Application No. D/2019/523 for alterations and additions to existing dwelling house.at 74 Young Street Annandale, subject to the conditions listed in Attachment A.

The decision of the panel was unanimous

IWLPP870/20 Agenda Item 6	DA/2020/0041
Address:	37 Emma Street, Leichhardt
Description:	Alterations and additions to existing dwelling house.
Applicant:	Andrew D'Apice

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

- Andrew D'Apice

DECISION OF THE PANEL

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.
- B. The applicant has made a written request pursuant to Clause 4.6 of the *Leichhardt Local Environmental Plan 2013* to vary Clause 4.4 Floor Space Ratio of the *Leichhardt Local Environmental Plan 2013*. After considering the request, and assuming the concurrence of the Secretary has been given, 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.
- C. 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 consent to Development Application No. DA/2020/0041 for alterations and additions to the existing dwelling at 37 Emma Street, Leichhardt subject to the conditions listed in Attachment A and amend as follows:

In part A of the of the Recommendation in the Council officers report, insert the words 'pursuant to clause 4.6 to vary clause 4.4.

The decision of the panel was unanimous

The Inner West Planning Panel Public Meeting finished at 3.09pm

The Inner West Planning Panel Closed Meeting commenced at 3.11pm

The Inner West Planning Panel Closed Meeting finished at 4.31pm

CONFIRMED:

A handwritten signature in blue ink, appearing to read 'D. A. Lloyd', is positioned above the typed name.

**Adjunct Professor David Lloyd QC
Chairperson
9 June 2020**