



INNER WEST LOCAL PLANNING PANEL
MEETING

27 OCTOBER 2020

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via Zoom teleconference on Tuesday, 27 October 2020.

Present: Adjunct Professor David Lloyd QC in the chair; Ms Jan Murrell; Mrs Mary-Lynne Taylor; Mr Kenneth Hawke

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

Meeting commenced: 2.17 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.

IWLPP915/20 Agenda Item 1	DA/2020/0298
Address:	1 Parramatta Road, Haberfield
Description:	Demolition of all existing structures and construction of a three storey mixed use development with ground floor vehicular sales or hire premises and 23 serviced apartments with basement car parking
Applicant:	Benson McCormack Architecture - Glenn McCormack

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

- Helen Barnes
- Susie Stubbs
- Santina Piccione
- John Piccione
- Gerard Turrisi
- Glenn McCormack

DECISION OF THE PANEL

- A. The applicant has made a written request pursuant to Clause 4.6 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, 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 consistent 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 consent to Development Application No. DA/2020/0298 for Demolition of all existing structures and proposed three storey mixed use development with ground floor vehicular sales or hire premises and 23 serviced apartments with basement car parking. at 1 Parramatta Road HABERFIELD NSW 2045 subject to the conditions listed in Attachment A in the officer's report, together with the following additional conditions outlined below;

Amend condition 2 to include 'b', 'c', 'd' 'e' and 'f' as follows after Part a;

- b. The Landscape Plan/ Ground Floor Plan is to be amended so as to preclude active use of the western half of the garden along the northern boundary with No.6 Hawthorne Parade, so as to reduce amenity impacts on the rear yard of that property.
- c. The blank, eastern end of the ground floor wall on the northern elevation is to be treated/ planted with a "Green Wall", with species selected, planted and maintained in accordance with Inner West Council's landscape specifications.
- d. The detail "communal outdoor terrace area on Level 2" does not form part of this approval and is to be deleted from the Plan of Management.

- e. The proposed roller shutter is to be replaced with a “Panel lift” style door system.
- f. The entry intercom is to be relocated 2m further to the west.

Reasons for the decision:

1. 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 additional above changes.
2. The development is permissible in the B1 Enterprise Corridor zone and is consistent with the objectives of the zone and the desired future character of the area.
3. The development, subject to the recommended conditions, will not have an unreasonable impact on neighbouring sites, nor diminish the heritage values of the Haberfield Conservation Area.
4. The Council’s Architectural Excellence Panel considers the proposed development to be acceptable.
5. The approval of the application is in the public interest.

The decision of the panel was unanimous

IWLPP916/20 Agenda Item 2	DA/2020/0359
Address:	26 Florence Street, St Peters
Description:	Torrens title subdivision of the existing lot into (2) lots and construction of a dwelling on each lot
Applicant:	ANJ INVESTMENTS PTY LTD c/o Blu Print Designs

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

- Jacqui Bolt on behalf of Nick Lycenko
- Peter Erling
- Peter Smith
- Anthony Charbel

DECISION OF THE PANEL

A. 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/2020/0359 for Torrens Title subdivision of the existing lot into (2) lots and construction of a dwelling on each lot at 26 Florence Street, St Peters subject to the conditions listed in Attachment A in their officers report, together with the following additional conditions outlined below;

1. The external wall to bedroom 4 of each dwelling is to be set back from the side boundary by 2060mm.
2. The external wall facing number 24 Florence Street shall be of a light colour in order to improve light to that adjoining property.

Reasons for the decisions:

1. 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 additional condition:
2. The development is permissible in the R2 Low Density Residential zone and satisfies the objectives of the zone and the desired future character of the area
3. The approval of the application is in the public interest.

The decision of the panel was unanimous

IWLPP917/20 Agenda Item 3	DA/2020/0518
Address:	39 Hubert Street, Leichhardt
Description:	Demolition, construction of two dwellings, and subdivision
Applicant:	James O'Neill c-/ Dalgliesh ward & Associates Pty Ltd

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

- Brad Delapierre
- Martin Jarvis 37 Hubert Street, Leichhardt

DECISION OF THE PANEL

- A. The applicant has made a written request pursuant to Clause 4.6 of the Leichhardt Local Environmental Plan 2013 to vary Clause 4.1 - Minimum Subdivision Lot Size of the *Leichhardt Local Environmental Plan 2013*. 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 consistent 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 consent to Development Application No. DA/2020/0518 for demolition, construction of two dwellings, and subdivision at 39 Hubert Street LEICHHARDT NSW 2040 subject to the conditions listed in Attachment A below.

Reason for the decision:

1. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.
2. The development is permissible in the R2 General Residential zone and generally satisfies the objectives of the zone and the desired future character of the area.
3. The approval of the application is in the public interest.

The decision of the panel was unanimous

The Panel brought forward Item 8.

IWLPP922/20 Agenda Item 8	MOD/2020/0211
Address:	829A New Canterbury Road, Dulwich Hill
Description:	Application under S4.55(2) of the Environmental Planning and Assessment Act 1979 to modify Determination No. 201900217 involving various internal and external design changes.
Applicant:	Garazi Pty Ltd - Nordon Jago Architects

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

- Giovanni Cirillo

DECISION OF THE PANEL

- A. That the Inner West Local Planning Panel, exercising the functions of the Council as the consent authority, approve Application No. MOD/2020/0211 under s4.55(2) of the *Environmental Planning and Assessment Act 1979* to modify Determination No.201900217 which includes various internal and external design changes subject to a modified Determination being issued with condition 4 being modified.

Reason for the decision:

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

IWLPP918/20 Agenda Item 4	MOD/2020/0215
Address:	59 Warren Road, Marrickville
Description:	Modification to mixed use building to delete the requirement to provide easement for access to neighbouring properties
Applicant:	Burrell Threlfo Pagan Pty Ltd Mr Bruce Threlfo

DECISION OF THE PANEL

- A. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55(1A) of the *Environmental Planning and Assessment Act 1979*, approve Modification No. MOD/2020/0215 under s4.55(1A) of the *Environmental Planning and Assessment Act 1979* to delete the requirement to provide easement for access to neighbouring properties subject to a modified Determination being issued with condition 5 being deleted as shown in attachment A.

Reason for the decision:

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

IWLPP919/20 Agenda Item 5	DA/2020/0632
Address:	42A North Street, Leichhardt
Description:	Alterations to existing attached dwelling to convert internal void into bedroom
Applicant:	Mr Alexander Lam

DECISION OF THE PANEL

- A. 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. 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 consistent 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 consent to Development Application No. DA/2020/0632 for alterations to an existing attached dwelling to convert internal void into bedroom at 42A North Street LEICHHARDT NSW 2040 subject to the conditions listed in Attachment A.

Reasons for the decision:

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

IWLPP920/20 Agenda Item 6	DA/2020/0491
Address:	21 Edwin Street South, Croydon
Description:	Alterations and additions to existing dwelling and Torrens title subdivision
Applicant:	Monument Design Partnership

DECISION OF THE PANEL

- A. The applicant has made a written request pursuant to Clause 4.6 to vary Clauses 4.1 and 4.1A of the *Ashfield Local Environmental Plan 2013*. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstances 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 consistent 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 consent to Development Application No. DA/2020/0491 for Alterations and additions to existing dwelling and Torrens title Subdivision at 21-21A Edwin Street South, Croydon subject to the conditions listed in Attachment A.

Reasons for the decision:

- 1 The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.
- 2 The development is permissible in the R2 Low Density zone and generally complies with the objectives of the zone and the desired future character of the area
- 3 The approval of the application is in the public interest.

The decision of the panel was unanimous

IWLPP921/20 Agenda Item 7	DA/2020/0655
Address:	44 North Street, Leichhardt
Description:	Alterations to existing semi-detached dwelling to convert internal void into bedroom
Applicant:	Mr Matthew J Hryniuk

DECISION OF THE PANEL

- A. The applicant has made a written request pursuant to Clause 4.6 of the *Leichhardt Local Environmental Plan 2013* to vary clause 4.3A(3)(b) site coverage and Clause 4.4 Floor Space Ratio. 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 consistent 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 consent to Development Application No. DA/2020/0655 for alterations to existing semi-detached dwelling to convert internal void into bedroom at 44 North Street LEICHHARDT NSW 2040 subject to the conditions listed in Attachment A below.

Reasons for the decision:

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 Inner West Planning Panel Public Meeting finished at 3.43pm.

The Inner West Planning Panel Closed Meeting commenced at 3.44pm.

The Inner West Planning Panel Closed Meeting finished at 4.13pm.

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
27 October 2020**