



INNER WEST LOCAL PLANNING PANEL
MEETING

19 MARCH 2024

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via teleconference on Tuesday 19 March 2024.

Present: Dr Gary Shiels AM in the chair; Ms Marjorie Ferguson; Ms Vanessa Holtham; Ms Silvia Correia.

Staff Present: Ruba Osman, Development Assessment Manager; Senior Development Support Officer and Support Officer.

Meeting commenced: 2:02 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:

Ms Vanessa Holtham for the following item:

Item 3: Vanessa Holtham declared a non-pecuniary interest as she is the planner and heritage consultant working on a separate DA with the applicant (SAGO design).

However, the Chair noted that this was not a conflict of interest.

IWLPP1207/24 Agenda Item 1	Standing Item - Report in Accordance with Ministerial Direction: Pending Local Planning Panel Matters
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Matters pending were presented to the Panel Chairman and noted and will be presented to the next available Panel meeting.

IWLPP1208/24 Agenda Item 2	DA/2023/1059
Address:	1 Bedford Street Newtown
Description:	Partial demolition of existing structures and alterations to the Newtown Town Hall including renovation of bathrooms, installation of storage cupboards, alterations to door openings and other works to achieve access requirements and other minor internal alterations.
Applicant:	Inner West Council

- *There were no registered speakers for this item.*

DECISION OF THE PANEL

- A. 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 grants consent to Development Application No. DA/2023/1059 for partial demolition of existing structures and alterations to the Newtown Town Hall including renovation of bathrooms, installation of storage cupboards, alterations to door openings and other works to achieve access requirements and other minor internal alterations at 1 Bedford Street NEWTOWN subject to the conditions listed in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in Inner West Local Environmental Plan 2022 and Marrickville Development Control Plan 2011.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1209/24 Agenda Item 3	DA/2023/0994
Address:	4/151-153 Edgeware Road ENMORE
Description:	Alterations to existing terrace including attic conversation and carport roof alteration.
Applicant:	Sago Design

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

- Sago Design-Ayesha Gaunt (Applicant)

DECISION OF THE PANEL

- A. The applicant has made a written request pursuant to Clause 4.6 of the Inner West Local Environment Plan 2022. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the Floor Space Ratio development 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.
- B. 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, grants consent to Development Application No. DA/2023/0994 for alterations to the existing terrace including attic conversation and carport roof alteration at No. 4/151-153 Edgeware Road ENMORE subject to the conditions listed in Attachment A of the Assessment Report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in Inner West Local Environmental Plan 2022 and Marrickville Development Control Plan 2011.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the Panel was unanimous.

IWLPP1210/24 Agenda Item 4	MOD/2023/0341
Address:	31 Cameron Street BIRCHGROVE
Description:	Section 4.56 Modification of Development Consent to D/2016/391 which approved partial demolition and alterations and additions an existing hotel, including construction of two residential dwellings, conversion of the upper floor of the hotel into a residential dwelling and associated works. Modifications include: reinstatement works; reconfiguration and extension of basement; and various other internal and external modifications including changes to levels and modifications to approved dwellings
Applicant:	Mr Darren Shields

- *There were no registered speakers for this item.*

DECISION OF THE PANEL

- A. 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, grants consent to Modification Application No. MOD/2023/0341 for the reconfiguration and extension of basement; and various other internal and external modifications including changes to levels and modifications to approved dwellings at 31 Cameron Street BIRCHGROVE subject to the conditions listed in Attachment A in the officer's report with the following changes:

Conditions 1 and 6 being amended in the following manner.

1. Development must be carried out in accordance with Development Application No. D/2016/391 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

Plan Reference	Drawn By	Dated
DA01-DA10 (Revision E)	connor+solomon architects	10.11.2017
A-000 Rev B	BKA Architecture	18.12.2023
A-100 Rev B	BKA Architecture	18.12.2023
A-101 Rev B	BKA Architecture	18.12.2023
A-102 Rev B	BKA Architecture	18.12.2023
A-103 Rev B	BKA Architecture	18.12.2023
A-104 Rev B	BKA Architecture	26.09.2023
A-200 Rev B	BKA Architecture	26.09.2023
A-201 Rev B	BKA Architecture	26.09.2023
A-202 Rev B	BKA Architecture	26.09.2023
A-300 Rev B	BKA Architecture	18.12.2023
A-301 Rev B	BKA Architecture	18.12.2023
A-601 Rev B	BKA Architecture	26.09.2023
A-602 Rev B	BKA Architecture	26.09.2023
A-603 Rev B	BKA Architecture	26.09.2023

A-710 Rev B	BKA Architecture	26.09.2023
SK-001 Rev B	BKA Architecture	18.12.2023
SK-002 Rev B	BKA Architecture	18.12.2023
SK-003 Rev B	BKA Architecture	18.12.2023
SK-010 Rev B	BKA Architecture	18.12.2023
SK-011 Rev B	BKA Architecture	18.12.2023
SK-012 Rev B	BKA Architecture	18.12.2023
SK-020 Rev B	BKA Architecture	18.12.2023
SK-021 Rev B	BKA Architecture	18.12.2023
SK-022 Rev B	BKA Architecture	18.12.2023
SK-030 Rev B	BKA Architecture	18.12.2023
Document Title	Prepared By	Dated
Waste Management Plan DA17 Revision E	connor+solomon architects	16.11.2017
Operational Waste Management Plan Report No. 5157	Elephants Foot	14.09.2023
Conservation Works Schedule Revision 3	dfp	10.11. 2017
BASIX Certificate: 729236M_02 1410335m	Green Rate	10.11.2017 12.09.2023
Nationwide House Energy Rating Scheme Certificate: 8YMVOL9JQS, F84TMP9LSE, 6WTGG719XY 7BHV34M1AN, SKQWXJTUL2, XTWSXUVAB3	Celeb Young	10.11.2017 09.08.2023
Geotechnical Report	JK Geotechnics	10.11.2016
Geotechnical Assessment Ref No.29303SBletRev1	JK Geotechnics	09.11.2017
DA Access Review	Morris Goding Aaccessibility Consulting	04.05.2016
BCA Compliance Report	Squared BCA Consulting Code Consultancy Group	November 2016
BCA and Access Capability Report		12 September 2023
Noise Impact Assessment	SLR Global Environmental Solutions	15.07.2016
Certificate of Structural Adequacy – existing party wall	D'Ambrosio Consulting	07.07.2016
Certificate of Structural Adequacy – proposed alts & adds	D'Ambrosio Consulting	07.07.2016
Plan of Management	connor+solomon architects	-

Preliminary Site Investigation	EBG Environmental Geoscience	May 2016
BCA Compliance for internal stairs	Squared BCA Consulting	02.11.2016
Proposed Subdivision Plans	CMS Surveyors Pty Ltd	24.04.2016
Hazardous Materials Survey Report	Geotesta Pty Ltd	25.10.2017
Schedule Of Conservation Works	Weir Phillips Heritage and Planning	15.12.23
Conservation Management Plan	Weir Phillips Heritage	July 2016

In the event of any inconsistency between the approved plans and the conditions, the conditions will prevail.

Where there is an inconsistency between approved elevations and floor plan, the elevation shall prevail.

In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

The existing elements (walls, floors etc) shown to be retained on the approved plans shall not be removed, altered or rebuilt without prior consent of the consent authority.

Note: Carrying out of works contrary to the above plans and/ or conditions may invalidate this consent; result in orders, on the spot fines or legal proceedings.

(Amended – 19 March 2024 – MOD/2023/0341)

6. Amended plans are to be submitted incorporating the following amendments:
- a. The privacy screens/louvres facing adjoining properties are to be angled upwards at not less than 10 degrees to ensure no overlooking into or onto adjoining windows or outdoor spaces.
 - b. **The southern wall of the town houses are to be provided with a setback of at least two (2) metres to the southern boundary.**
 - c. **The historic architectural finishes to the ground floor bar room are to be conserved and reinstated to their original detail, colour and profile, including pressed metal ceilings and cornices, interwar ceramic wall tiles, fireplace, hardwood timber flooring, and joinery including skirtings and architraves.**
 - d. **Retention of the pressed metal ceilings at first floor level.**
 - e. **The condenser unit is to be relocated away from the roof of the reinstated verandah to a location where it is not visible from the public domain.**
 - f. **The external walling that has been removed should be reinstated using the original bricks (currently in storage).**

Details demonstrating compliance with the requirements of this condition are to be marked on the plans and be submitted to the ~~Principal Certifying Authority's~~ satisfaction of **Council's Heritage Advisor** prior to the issue of any Construction Certificate.

(Amended – 19 March 2024 – MOD/2023/0341)

Add Condition 60A

60A Prior to the issue of an Occupation Certificate (whether an interim or final Occupation Certificate), documentation is to be submitted to the satisfaction of Council's Heritage Advisor demonstrating;

(i) A comprehensive As-Built record including annotated architectural plans and photographs showing all interior and exterior areas prior to and post any unauthorised works.

(Added – 19 March 2024 – MOD/2023/0341)

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in Inner West Local Environmental Plan 2022 and Leichhardt Development Control Plan 2013.

Subject to compliance with the recommended conditions, the development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1211/24 Agenda Item 5	MOD/2023/0237
Address:	99 and 99A Louisa Road BIRCHGROVE
Description:	Section 4.55(2) Modification of Development Consent DA/2022/0120 which approved alterations and additions to the existing dwelling, new garage with car stacker, swimming pool and associated works at 99 Louisa Road, seeking various internal and external changes, including fenestration and roof changes
Applicant:	Bruce Han-Lee

- *There were no registered speakers for this item.*

DECISION OF THE PANEL

- A. The Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55(2) of the Environmental Planning and Assessment Act 1979, grants consent to approve Modification Application No. MOD/2023/0237 for various internal and external changes, including fenestration and roof changes at 99 and 99A Louisa Road BIRCHGROVE subject to the conditions listed in Attachment A in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in Inner West Local Environmental Plan 2022 and Leichhardt Development Control Plan 2013.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1212/24 Agenda Item 6	DA/2023/0726
Address:	552 Darling Street ROZELLE
Description:	Proposed minor extension to existing single storey annexe and skillion roof and replacement.
Applicant:	Leng NJ Chew

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

- Andrew Meier (Owner)

DECISION OF THE PANEL

- A. The applicant has made written requests pursuant to Section 4.6 of the *Inner West Local Environmental Plan 2022*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the Floor Space Ratio and Site Coverage standards is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variations. 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.
- B. 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*, grants consent to Development Application No. DA/2023/0726 for proposed minor extension to existing single storey annexe and skillion roof and replacement at 552 Darling Street ROZELLE subject to the conditions listed in Attachment A in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Leichhardt Development Control Plan 2013*.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1213/24 Agenda Item 7	DA/2023/1000
Address:	344 Marrickville Road MARRICKVILLE NSW 2204
Description:	Removal of three (3) trees and pruning of sixteen (16) trees on a heritage listed site.
Applicant:	Trustees of The Passionist Fathers

- *There were no registered speakers for this item.*

DECISION OF THE PANEL

- A. 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, grants consent to Development Application No. DA/2023/1000 for removal of three trees and pruning of sixteen trees on heritage item at 344 Marrickville Road MARRICKVILLE subject to the conditions listed in Attachment A in the officer's report with the following changes.

Condition 2 to be amended as follows:

2. Works to Trees

Approval is given for the following works to be undertaken to trees on the site after the issuing of a Construction Certificate:

Tree/location	Approved works
Within the front setback of the property	The removal of dead palm fronds (16 trees) and the removal and replacement of three (3) dead/dying trees, which include tree 2, 8 and 12 as shown on the site plan dated 25 January 2024.

Removal or pruning of any other tree (that would require consent of Council) on the site is not approved and shall be retained and protected in accordance with Council's Development Fact Sheet—Trees on Development Sites.

(Amended – 19 March 2024 – DA/2023/1000)

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in Inner West Local Environmental Plan 2022 and Marrickville Development Control Plan 2011.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1214/24 Agenda Item 8	MOD/2023/0408
Address:	47 Sydenham Road MARRICKVILLE NSW 2204
Description:	Section 4.55(2) application to modify Determination DA201700252 dated 12 October 2017 to operate the existing brothel 24 hours a day
Applicant:	Mark Li

- *There were no registered speakers for this item.*

DECISION OF THE PANEL

- A. The Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55(2) of the Environmental Planning and Assessment Act 1979, grants consent to Application No. MOD/2023/0408 to modify Determination DA201700252 dated 12 October 2017 to operate the existing brothel 24 hours a day at 47 Sydenham Road MARRICKVILLE, subject to the amended conditions listed in Attachment A in the officer's report with the following changes.

Condition 40A to be amended as per the following

40A. NSW Police security and surveillance camera requirements/conditions

i. Security

A security guard shall patrol the location from 9.00pm until 5.00am on Thursday, Friday and Saturday nights as the business is a high risk target to criminals and a higher chance those criminals will be affected by illicit drugs or alcohol during these periods.

ii. Surveillance Cameras

- (a) CCTV surveillance cameras shall be strategically installed, operated and maintained throughout the premises with particular coverage to:**
- (i) principal entrance/s and exits;**
 - (ii) all areas within the premise occupied by the public (excluding toilets, private rooms);**
 - (iii) staircases in multilevel premises; and**
 - (iv) the area within a 10m radius external to the public entrance(s) to the premises.**
- (b) Suitable and clearly visible signage shall be displayed at the principal entrance(s) to the premise and in a prominent position on each floor accessible to the public, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises".**
- (c) All CCTV recording equipment and cameras shall be of high-grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras. In this respect each surveillance camera shall be capable of recording a minimum rate of 10 frames per second and at high resolution.**
- (d) CCTV recording discs or hard drive recordings shall be retained for 28 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the disc or hard drive. The CCTV recording equipment shall be capable of reproducing a CD, DVD or other appropriate digital copy of**

- recorded footage on demand of Council or Police Officers either immediately or within 12 hours of the request being made. Copy discs must be handed to Council, Police Officer or Special Inspectors as required.**
- (e) All CCTV recording devices and cameras shall be checked daily to ensure the equipment is operating correctly. The Licensee shall record this daily checking activity in the security/incident register book that meets the standards required by the Licensing Police and Council. If it is discovered at any time that the equipment is not in full operating order all reasonable steps must be taken to repair the system as soon as practicable. Where the system will not be functioning in full operating order for a period of longer than 24 hours the manager/licensee is to notify the relevant Local Area Commander of the NSW Police.**
 - (f) All CCTV recording devices and cameras shall be operated at all times when the premises are open to the public and, where premises do not operate 24 hours a day, continuously for at least 1 hour prior to opening and closing times of the premises.**
 - (g) The CCTV recording device shall be secured within the premises and only be accessible to senior management personnel so as to maintain the integrity of the recorded footage. When the premises are operating there must be at least one staff member present at the premises who is authorised to access the CCTV system and able to immediately review recordings and produce copies.**
 - (h) Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.**

(Amended – 19 March 2024 – MOD/2023/0408)

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Marrickville Development Control Plan 2011*.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1215/24 Agenda Item 9	DA/2023/0747
Address:	18-22 Dalmar Street Croydon
Description:	Alterations and additions to residential development, including two storey rear addition to existing residential flat building and basement parking.
Applicant:	Manor House Design Australia Pty Ltd

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

- Harry Greenwood (Objector)
- Doodie Herman (Objector)
- Roberto Bianco (Town Planner on behalf of Applicant)
- Sam Tadros (Applicant)

DECISION OF THE PANEL

- A. 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*, grants consent to Development Application No. DA/2023/0747 for alterations and additions to residential development, including two storey rear addition to existing residential flat building and basement parking at 18-22 Dalmar Street Croydon subject to the conditions listed in Attachment A in the officer's report with the following changes.

Add Condition 22A

22A. Design Change

Prior to the issue of a Construction Certificate, amended plans to be submitted to the satisfaction of the Council's assessment officer illustrating the following;

- ii. ***The existing front fence shall be retained in its current form and any associated sympathetic modifications required to the metal gate for the driveway are to be included for approval.***
- iii. ***A revised finishes and materials schedule to be provided for the rear addition and including the roof and walls illustrating a more sympathetic colour scheme consisting of earthy tones such as red, browns and creams.***

(Added – 19 March 2024 – DA/2023/0747)

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Inner West Comprehensive Development Control Plan (DCP) 2016* for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill. Although the proposal is for a prohibited use in the R2 zone, the applicant has established existing use rights in relation to the residential flat building use, in accordance with Section 4.11 of the *EP and A Act 1979*.

The Panel had presentations from objectors in the immediate area and a number of concerns raised were addressed in the conditions of the development consent. The Panel

also received confirmation that there were no impediments in granting approval under the provisions of existing use rights.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1216/24 Agenda Item 10	MOD/2023/0067
Address:	40 Milton Street ASHFIELD
Description:	Section 4.55(2) modification to approved boarding house including internal and external changes.
Applicant:	Appwam Pty Ltd

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

- Andrew Martin (Town Planner on behalf of Applicant)

DECISION OF THE PANEL

- A. The Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55(2) of the *Environmental Planning and Assessment Act 1979*, grants consent to Modification Application No. MOD/2023/0067 for internal and external changes to the approved boarding house at 40 Milton Street ASHFIELD subject to the conditions as modified listed in Attachment A in the officer's report with the following changes.

Add Condition 34B

34B- Air Conditioning Systems

Where units or dwellings are provided with separate individual air conditioning systems, these must be located so they are not visible from the street.

(Added – 19 March 2024 – MOD/2023/0067)

Condition 22 to be amended as per the following

22. Parking Facilities – Major (including basement)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) demonstrating that the design of the vehicular access, off-street parking facilities and associated vehicle standing areas comply with Australian Standard AS/NZS 2890.1-2004 Parking Facilities: Off-street car parking, Australian Standard AS 2890.2-2018 Parking Facilities: Commercial vehicle facilities, AS/NZS 2890.3-2015 Parking facilities: Bicycle Parking, AS/NZS 2890.6-2009 Parking facilities: Off-street parking for people with disabilities and the following specific requirements:

- The floor/finished levels within the property must be adjusted to ensure that the levels at the boundary comply with the Alignment Levels issued with future public domain plans to be approved by Council;

- b. A minimum of 2200mm headroom must be provided throughout the access and parking facilities. Note that the headroom must be measured at the lowest projection from the ceiling, such as lighting fixtures, and to open garage doors;
- c. The plans must be amended and accepted by Council to identify a service vehicle facility within site with minimum dimension for a B99 vehicle such as a large transit van. Swept paths must be submitted demonstrating forward entry and exit. In addition longitudinal sections must be provided along both sides of the vehicular access ramp(s) and throughout the path of travel for a B99 utilising the loading bay to demonstrate that a minimum headroom of ~~2500~~ **2400mm** is provided;
- d. Headroom at a 'sag' type grade change must be measured in accordance with Figure 5.3 of AS/NZS 2890.1-2004;
- e. Minimum headroom of 2500mm must be provided above any disabled parking space(s);
- f. The layout and minimum dimensions of any standing area comply with clause 2.4 of AS/NZS 2890.1-2004 such that:
- g. Car spaces adjacent to walls or fences are increased in width by an additional 300mm; End spaces are provided with an additional 1m aisle extension;
- h. End spaces are provided with an additional 1m aisle extension; and
- i. The location of columns within the carpark complies with figure 5.1 of AS/NZS 2890.1-2004.
- j. At the property boundary the access from the road to a standing area is (as near as practicable) perpendicular to the line of the adjacent road;
- k. The relative surface levels of the internal access from the road being controlled so that:
 1. The surface levels at the property boundary match "alignment levels"
 2. The change in grade for any 2m length of access way does not exceed 1 in 8 (12.5%) unless suitable transitions are provided in accordance with AS2890.1;
 3. The maximum grade at any point does not exceed 1 in 5 (20%) or in the case of ramps greater than 20m in length 1 in 6 (16.7%); and
 4. The maximum grade within the property must not exceed 1 in 20 (5%) within 6m of the back of the new 1.5m footpath to be constructed in Milton Lane. The design must be accepted by Council.
- l. The vehicle egress is designed such that there are no obstructions to lines of sight, along with the footpath and the roadway for drivers of egressing vehicles;
- m. The entry security door must be set back a minimum of 5500mm from the property boundary;
- n. Loading / unloading facilities must be provided on-site in accordance with the requirements of AS2890.2 – 2002.
- o. ***Any private waste collection is to occur wholly in the basement and the vehicle is to be restricted to an SRV mini rear loader with an overall height no greater than 2.08 metres and length of 6.4 metres.***

(Amended – 19 March 2024 – MOD/2023/0067)

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1217/24 Agenda Item 11	DA/2023/0702
Address:	2 Taylor Street and 2 Susan Lane ANNANDALE
Description:	Boundary adjustment between two existing lots
Applicant:	Ms Kerry A McGrath

- *There were no registered speakers for this item.*

DECISION OF THE PANEL

- A. The applicant has made a written request pursuant to Section 4.6 of the *Inner West Local Environmental Plan 2022*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the Minimum Subdivision Lot Size, Site Coverage and Floor Space Ratio development standards as prescribed under Sections 4.1, 4.3C(3)(b) and 4.4 of the *Inner West Local Environmental Plan 2022* is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variations. 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.
- B. 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*, grants consent to Development Application No. DA/2023/0702 for boundary adjustment between two existing lots at No. 2 Taylor Street ANNANDALE and No. 2 Susan Lane ANNANDALE subject to the conditions listed in Attachment A in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Leichhardt Development Control Plan 2013.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

The Inner West Planning Panel public meeting finished at 2:53pm.

The Inner West Planning Panel closed meeting started at 3.15pm.

The Inner West Planning Panel closed meeting finished at 4.15pm.

CONFIRMED:

A handwritten signature in black ink, appearing to read "Gary Shiels". The signature is written in a cursive style with a large, looping initial 'G'.

**Dr Gary Shiels AM
Chairperson
19 March 2024**