



INNER WEST COUNCIL

INNER WEST LOCAL PLANNING PANEL MEETING

14 August 2018

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 14 August 2018.

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

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

Meeting commenced: 2:07 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:

Mrs Mary-Lynne Taylor declared a non-pecuniary interest in two matters as she knows two of the architects involved - Mr Ian Moore and Mr Colin Filmer - in a professional capacity. She does not believe there is a conflict of interest in either matter.

Ms Heather Warton declared a non-pecuniary interest in one matter as she knows one of the applicants involved – Mr Wil Nino - in a professional capacity. She does not believe there is a conflict of interest in this matter.

IWPP678/18 Agenda Item 1	M/2018/53
Address:	30 Church Street Balmain
Description:	Modification of Development Consent D/2015/638 which approved alterations and additions to dwelling-house. Modifications entail changes to ground floor internal layout and extension to attic and new window W06 to rear.
Applicant:	T W Architects

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

- *Tom Wills*

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:

Amend wording in the Recommendation from “that Council” to “*That the Inner West Local Planning Panel on behalf of Council*”

The decision of the panel was unanimous.

IWPP679/18 Agenda Item 2	M/2018/29 & M/2018/76
Address:	17 Mullens Street Balmain
Description:	Modification of Development Consent D/2004/706 which approved alterations and additions and associated works. Modifications include: existing garage & carport demolished and replaced with new; amendments to residence involving new, amended and deleted openings, lowered roof at rear, and enlargement of upper level.
Applicant:	Mr A & Mrs G Chakar

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:

- i) Amend wording in Recommendation Part B from “That Council” with “*That the Inner West Local Planning Panel on behalf of Council*” and remove word “*Development Application*”. Delete from the word “*Modifications include*”
- ii) The following additional conditions as follows:

The proposed material of the Juliet balcony is to be altered to a more sympathetic form and material i.e vertical timber or metal pickets. Amended plans are to be submitted to the satisfaction of the certifying authority prior to the issue of a construction certificate.

The existing windows on the southern elevation that are proposed to be bricked up are to be bricked up using a different colour of brick so that it remains evident that there were once openings in this location. Amended plans are to be submitted to the satisfaction of the certifying authority prior to the issue of a construction certificate.

The decision of the panel was unanimous.

IWPP680/18 Agenda Item 3	DAREV/2017/29
Address:	1 Rayner Street Lilyfield
Description:	Review of Determination of D/2017/191 which was refused. Consent is sought for demolition of existing dwelling and associated structures on the site and the construction of a part 2/part 3 storey building for use as a 10 room boarding house, accommodating 19 lodgers with associated vehicle, motorcycle and bicycle parking and communal living room.
Applicant:	Injaid Pty Ltd

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

- *Aimee Williamson*
- *Peter Watts*
- *Dimitra Tselepi*
- *Rebecca Sarantzouklis*
- *Josephine Watts*
- *Roger Stamford*
- *Gerard Turrisi*

DECISION OF THE PANEL

The Panel adjourned the decision of the matter.

Matter resumed at 4:08pm.

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:

- i) Amend wording in the Recommendation from “that Council” to “*That the Inner West Local Planning Panel on behalf of Council*”
- ii) Amend condition 6a) to refer to condition 5 in lieu of condition 1 and add (m) as follows:
 - (m) The Plan of Management is to be amended to require there to be a sign close to the street erected on the property with an after-hours contact name and telephone number of the Manager for residents to call in the event of an emergency.
- iii) Condition 4 be amended as follows:

4. To reduce the overall scale to be more in keeping with the conservation area and improve the solar access to the southern properties adjoining the site, plans are to be submitted and approved Council by identifying the following:
- a) That room 10 be deleted;
 - b) The wall height of the southern and northern walls to rooms 6 & 7 and the stairwell to rooms 4 & 5 are to be lowered to match the northern and southern wall of the remainder of the building
 - c) The roof over rooms 4 & 5 is to be provided with a hip to the rear of the roof to match the pitch of the front;
 - d) The roof over rooms 6 & 7 and the stair access shall be lowered to match the ridge and pitch of the roof over rooms 8 & 9.
 - e) The front setback area shall be amended so that only one pedestrian pathway is provided and the front garden is landscaped consistently with the Heritage Conservation area. The central courtyard wall is to be deleted and a Landscape plan provided.

The decision of the panel was unanimous.

IWPP681/18 Agenda Item 4	D/2018/185
Address:	119 Francis Street Leichhardt
Description:	Ground and first floor alterations and additions to existing dwelling-house, and associated works, including tree removal.
Applicant:	C Bryant

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

- Casey Bryant

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:

Amend wording in Recommendation Part B from “That Council” with “*That the Inner West Local Planning Panel on behalf of Council*”.

The decision of the panel was unanimous.

IWPP682/18 Agenda Item 5	DA 10.2017.215
Address:	121 Ramsay Street Haberfield
Description:	Alterations and additions to the existing shop top housing development involving: <ul style="list-style-type: none"> • Construction of a two storey apartment above a garage for two vehicles at the rear of the site; • Alterations to the existing residence including a new outdoor terrace and window opening at the northeast elevation; • New garbage storage areas for the shop and dwellings within the garage; and • Relocation of the residential pedestrian access to the southern boundary.
Applicant:	Ian Moore Architects

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

- Ian Moore

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:

- i) Condition (1) Internal Amenity shall be amended to amend condition (b) as follows:

That the air-conditioning unit on the ground floor shall be relocated away from the storage area; and
- ii) Condition (1) internal Amenity is to be renumbered to (2). Condition (2) Compliance with BCA is to be renumbered to (3)

The decision of the panel was unanimous.

IWPP683/18 Agenda Item 6	DA 10.2017.264.1
Address:	27 Stanton Road Haberfield
Description:	Alterations and additions to an existing dwelling house, including the construction of a new swimming pool and attic space.
Applicant:	Filmer Architects

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

- *Jenny Smith*
- *Colin Filmer*

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:

Additional condition B(5)

The rainwater tank currently shown on the western boundary shall be relocated adjacent to the western side wall of the dwelling and the pool equipment shall be relocated to the northern boundary of the site.

The decision of the panel was unanimous.

IWPP684/18 Agenda Item 7	DA 10.2018.25
Address:	178 Smith Street Summer Hill
Description:	Torrens title subdivision of 178 Smith Street to create two lots, construction of new two storey dwelling to Short Street and construction of a new hardstand parking space to Smith Street.
Applicant:	Wil Nino

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

- *Wil Nino*

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:

- i) Amend description of the approved development to delete reference to hard stand parking space
- ii) Amend condition B (1) to read:

To ensure the preservation of the conservation and heritage values of the existing house and the streetscape in Smith Street the parking access to the site from its frontage street, being Smith Street is not approved. The proposed two car hard stand parking space, driveway and vehicular crossover must be deleted. Amended plans detailing compliance with this condition are to be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate.

The decision of the panel was unanimous.

IWPP685/18 Agenda Item 8	DA201800105
Address:	28-30 George Street Marrickville
Description:	To demolish existing improvements and construct a 4 storey residential flat building containing 15 units with basement car parking.
Applicant:	BKA Architecture

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

- *Najla Khoury from BKA Architecture*

DECISION OF THE PANEL

The Panel adjourned the decision of the matter.

Matter resumed 5:32pm

The Inner West Local Planning Panel is not satisfied with the impact of the scale of the front elevation and requires justification of its bulk and scale in relation to the streetscape. The Panel does not support the Clause 4.6 as the breezeways have been excluded from the FSR calculation which is not in accordance with the definition of Gross Floor Area under the Marrickville Local Environmental Plan 2011 and relevant case law.

Therefore, the matter be deferred to enable the following:

- i) That the Floor Space Ratio be calculated to ensure the area within the breezeway / corridors be included.
- ii) A revised Clause 4.6 submission be prepared and submitted to Council for consideration.

The Panel believes that a three storey scale would be more appropriate on the George Street frontage than the proposed four storey.

The decision of the panel was unanimous.

IWPP686/18 Agenda Item 9	DA201800152
Address:	238-240 Enmore Road Enmore
Description:	To carry out alterations and additions to the existing single storey shop and to construct a first floor addition containing a 1 bedroom unit.
Applicant:	Daniel James Abraham

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:

Add the following condition:

57c) Before the issue of an Occupation Certificate documentary evidence shall be submitted to confirm satisfaction of compliance with condition 36 by an accredited Acoustic Consultant.

The decision of the panel was unanimous

IWPP687/18 Agenda Item 10	DA201800231
Address:	142 Cavendish Street Stanmore
Description:	To remove a Persian silk tree from the rear of the site.
Applicant:	Alan Reed

DECISION OF THE PANEL

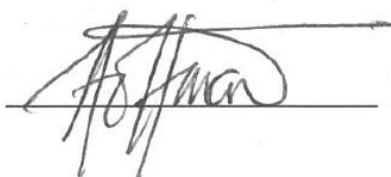
The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

Amend wording in the Recommendation from “that Council” to “*That the Inner West Local Planning Panel on behalf of Council*”.

The decision of the panel was unanimous.

The Inner West Planning Local Panel Meeting finished at 5:36pm.

CONFIRMED:



Mr Kevin Hoffman
Chairperson
14 August 2018