



**INNER WEST
COUNCIL**

**INNER WEST LOCAL PLANNING PANEL
MEETING**

10 July 2018

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 10 July 2018

Present: The Honourable David Lloyd in the chair; Ms Jan Murrell; Mr Ian Stapleton; Ms Kath Roach

Staff Present: Development Advisory and Acting Development Assessment Manager; and Administration Officer.

Meeting commenced: 2.01pm

**** 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.

IWPP0670/18 Agenda Item 1	D/2018/58
Address:	109 Birchgrove Road Birchgrove
Description:	Part demolition, ground floor and first floor alterations and additions to existing dwelling, subdivision, construct a new two storey dwelling on the newly created lot, and associated works, including new fencing, landscaping and tree removal.
Applicant:	Raymond Panetta Architects

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

- Raymond Panetta

DECISION OF THE PANEL

- A. That the Inner West Local Planning Panel (IWLPP) approve a variation to the minimum lot size prescribed by clause 4.1 in the Leichhardt Local Environmental Plan 2013, as it is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and objectives for development within the zone
- B. The Panel supports the findings contained in the Assessment Report and resolves that the application be approved on a Deferred Commencement basis subject to the following changes:
- i) The following Deferred Commencement condition be added:

"DEFERRED COMMENCEMENT" CONSENT

PART A - DEFERRED COMMENCEMENT CONSENT

This Consent will not operate and it may not be acted upon until the Council or its delegate is satisfied as to the following matter(s):

1. A schedule of finishes and elements on the front section of the western building that are to be retained is to be submitted to Council for approval
2. A valence is to be provided to the front verandah beam as well as operable fan lights are to be provided to doors D10 & D12 of the eastern dwelling. Details are to be provided on plans to be submitted to Council.

PART B – CONDITIONS OF CONSENT

Once operative the consent is subject to the following conditions:

- ii) Condition 12. d) be amended to reference 750mm in lieu of 1.2 metres

The decision of the panel was unanimous

IWPP0671/18 Agenda Item 2	D/2018/191
Address:	15 Mort Street Balmain
Description:	Part demolition, and basement, ground and first floor alterations and additions to existing dwelling-house, and associated works, including tree removal
Applicant:	Raymond Panetta Architects

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 (IWLPP) approve a variation to the maximum site coverage prescribed by clause 4.3A(3)(b) in the Leichhardt Local Environmental Plan 2013, as it is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and objectives for development within the zone

The decision of the panel was unanimous

IWPP0672/18 Agenda Item 3	DA/2018/37
Address:	102 Hawthorne Parade Haberfield
Description:	Alterations and additions to the existing dwelling house
Applicant:	Raymond Panetta Architects

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

- *Raymond Panetta*

DECISION OF THE PANEL

That the matter be deferred to allow the applicant the opportunity to respond to the Panels concerns about the appropriateness of the development in the conservation area and therefore submit an amended proposal to include;

- Rendering of the existing red brick on the upper level of the dwelling and finishing in an appropriate colour to contribute to the conservation area (as discussed with the applicant).
- Further consideration needs to be given to the architectural design of the street elevations to contribute to the conservation.
- A revised schedule of materials and finishes and colours
- Further detail of the proposed window treatment including raised rendered architraves and reveals.
- Replacement of the red brick fences with picket fences for both street elevations.
- Reduction in the height of the proposed fence on the southern boundary which is excessive and privacy can be achieved by landscaping and a picket fence.

As such the Panel considers the current alterations do not require the retention of red brickwork and indeed it would be more in keeping with the conservation area for the materials, finishes and colours to be more sympathetic. The applicant welcomed the opportunity to submit amended plans to improve the presentation of the dwelling in the streetscape of this conservation area.

Amended plans are to be submitted within 7 days to the Council for assessment and the matter is to be referred to the panel in a timely manner.

The Panel considers deferral of the determination of the application is the most appropriate course of action in the circumstances.

The decision of the panel was unanimous.

IWPP0673/18 Agenda Item 4	DA/2017/172
Address:	2-4 Murrell Street Ashfield
Description:	Demolition of existing structures, removal of trees, and construction of an eight storey residential flat building comprising of 39 units and 3 levels of basement car parking.
Applicant:	CD Architects

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 (IWLPP) approve a variation to the Floor Space Ratio prescribed by clause 4.4 in the Ashfield Local Environmental Plan 2013, as it is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and objectives for development within the zone.

The decision of the panel was unanimous

IWPP0674/18 Agenda Item 5	DA/2017/220
Address:	30 Carrington Street Summer Hill
Description:	Alterations and additions to dwelling including a first floor addition
Applicant:	Place Studio

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

- *Chrystal Allan*
- *James Alexander-Hatziplis*

DECISION OF THE PANEL

A. 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:

Condition B (1) is to be deleted

B. That the Inner West Local Planning Panel (IWLPP) approve a variation to the Floor Space Ratio prescribed by clause 4.4 in the Ashfield Local Environmental Plan 2013, as it is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and objectives for development within the zone.

The decision of the panel was unanimous.

IWPP0675/18 Agenda Item 6	DA201800108
Address:	244-246 Marrickville Road Marrickville
Description:	To fit-out and use the premises as a licensed bar operating 11.00AM to Midnight Mondays to Thursdays, 11.00AM to 1.00AM Fridays and Saturdays and 11.00AM to 10.00PM on Sundays
Applicant:	David Jank & Momo Romic

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

- *David Jank*

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)** That the condition 3 be amended to require the Plan of Management to be amended to include the requirements of condition 9 (with the exception of b,c & e), 11 & 13.
- ii)** That conditions 9, 11 & 13 be deleted from the conditions of consent .
- iii)** That condition 4 be amended to insert the word 'except as amended by condition 3' after the word the word 'Council' in the first sentence.
- iv)** That condition 30 be amended as follows a) (ii) be deleted and b) (ii) be amended to refer to 1 licensed security guard in lieu of 2
- v)** Condition 41 be amended to read 'A complaints register must be maintained and available for the Councils inspection at all times...'

The Panel is persuaded by the applicant that 1 security person rather than 2 is needed as this can be monitored during the trial period and then increased if necessary; furthermore there are other conditions that need to be complied with to maintain the amenity of the area.

The decision of the panel was unanimous

IWPP0676/18 Agenda Item 7	D/2018/94
Address:	67 Norton Street Leichhardt
Description:	Alterations and additions to existing building, including construction of a mezzanine level within existing building envelope
Applicant:	Joto Group

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

IWPP0677/18 Agenda Item 8	Planning Proposal
Address:	58-76 Stanmore Road, 2-20 Tupper Street and 3-9 Alma Avenue Stanmore (Cyprus Club Site)

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

- *Jeff mead*

DECISION OF THE PANEL

The Panel notes the resolution of Council 25 July 2017 and notes that the applicant for the planning proposal has now responded to paragraphs 1 and 2 of that resolution noting that the documentation now furnished by the applicant is incomplete.

The decision of the panel was unanimous

Reason for decision: The council's resolution of 25 July 2017 is self-executing

The Inner West Planning Panel Meeting finished at 4.44pm.

CONFIRMED:



**Adjunct Professor David Lloyd QC,
Chairperson
10 July 2018**