



**INNER WEST
COUNCIL**

INNER WEST PLANNING PANEL MEETING

9 May 2017

MINUTES

MINUTES of INNER WEST PLANNING PANEL MEETING held in the Conference Room, Leichhardt Town Hall, Norton Street, Leichhardt on 22 March 2016

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

Staff Present: Acting Manager Assessments; Manager Development Assessment Marrickville, Administration Officer.

Meeting commenced: 2:00pm

**** 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.

LPP0517/16 Agenda Item 1	D/2017/18
Address:	12 Reuss Street, BIRCHGROVE
Description:	Construction of a double garage with studio above at rear of site fronting Water Street
Applicant:	Mr P J Fitzgerald

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

- *Lyn Whitlam*

DECISION OF THE PANEL

That the application be approved in accordance with the recommendation in the Assessment Report subject to the following changes.

Condition 3(h) to read:

- The overall height of the building be reduced by 400mm.

Carried Unanimously

LPP0517/16 Agenda Item 2	DAREV/2017/10
Address:	17 Reynolds Avenue, ROZELLE
Description:	Review conditions of approval pertaining to D/2016/405 regarding lower level gym.
Applicant:	Jeff Madden Associates

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

- *Jeff Madden*

DECISION OF THE PANEL

That the application be approved in accordance with the recommendation in the Assessment Report subject to the following changes.

Condition 3(b) to be deleted, and replaced with new 3(b).

- Traditional timber balustrading is to be installed for the first and second floor balconies facing Reynolds Avenue.

Condition 3c to be deleted and replaced with a new condition requiring a landscaped plan prepared by a suitably qualified person is to be submitted and approved for the front garden, with traditional plantings to reflect the era of the dwelling and increased soft landscaping adjoining the new glazed doors.

3(d) is to be amended to add “and are to be setback from the face of the wall 200mm.”

Carried Unanimously

LPP0517/16 Agenda Item 3	DAREV/2017/13
Address:	43 Booth Street, ANNANDALE
Description:	Review of Determination of D/2016/354 which was refused. Application seeks approval for alterations to the existing office space in the building and its conversion into a dwelling.
Applicant:	Ms M E Dickie & Mr P T Byrnes

DECISION OF THE PANEL

The application be approved in accordance with the recommendation in the Assessment Report.

Carried Unanimously

LPP0517/16 Agenda Item 4	DAREV/2017/1
Address:	46 Gladstone Street, LILYFIELD
Description:	Review of determination for alterations and additions to existing dwelling including two storey addition to rear and deck plus removal of tree
Applicant:	A Burns

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

- Andrew Burns
- Asher McGuckin

DECISION OF THE PANEL

That the application be approved as a Deferred Commencement with the following changes and the draft recommended conditions.

1. Drop level of rear courtyard by 150mm to provide a step up to the dwelling.
2. Provide a system of overland flow plus underground drainage to the street. This must be accomplished by redesign of the floor slab to allow for a culvert of approximate 500mm x 500mm in addition to the piped drainage as proposed.
3. The variation to Clause 4.3A(3)(a) Landscape Area, 4.3A(3)(b) Site Coverage and 4.4 Floor Space Ratio of Leichhardt Local Environmental Plan 2013 are allowed under the provisions of Clause 4.6 exceptions to development standards.

Additionally Condition 5a in the draft conditions to be deleted

Reason

The main issue regarding drainage can be resolved as per a deferred commencement condition.

Carried Unanimously

LPP0517/16 Agenda Item 5	201600419
Address:	1-3 Charles Street, Petersham
Description:	To demolish part of the premises and construct a 3 part 4 storey mixed use building comprising ground floor commercial tenancies and 17 residential apartments with basement car parking
Applicant:	Tony Owen Partners

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

- *David Mitchell*
- *Margaret Caruso*
- *Ridwan Hadisutjipto*
- *Tony Owen*

DECISION OF THE PANEL

That the application be approved in accordance with the recommendation in the original Assessment Report subject to the following changes:

- A. The variation to Clause 4.4 Floor Space Ratio of Marrickville Local Environmental Plan 2011 be supported under the provisions of Clause 4.6 exceptions to development standards.
- B. Add new Condition 4 as part of the Deferred Commencement as follows:

A plan to be submitted showing provision of a passing bay in the vicinity of the terraces for commercial areas 1 and 2. A sign is also to be erected to the affect for use as a passing bay only with no parking.
- C. Condition 1 be amended in accordance with the wording on page 186 – 187 of the addendum report.
- D. Add new Condition 28a. A construction management plan and a construction waste management plan is to be submitted and approved prior to the issue of a Construction Certificate having regard to the continuous use of the right of way.

Carried Unanimously

LPP0517/16 Agenda Item 6	201500736.01
Address:	43-51 Addison Road, Marrickville
Description:	Application under Section 82A of the Environmental Planning and Assessment Act to review Determination No.201500736, dated 21 November 2016, to demolish the existing industrial buildings and construct a 4 storey motel with a café/restaurant and basement parking.
Applicant:	GAT & Associates

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

- *Helen Gray*
- *Yasmine Waples*
- *Elenor Garnett*
- *Glenda Taylor*
- *Melissa Rodrigues*
- *Bruce Robertson*
- *Brad Vale*

DECISION OF THE PANEL

That the application be refused for the reasons outlined in the report with the following changes:

Amend Reason 1 by adding the following to the end of the reason:

- including due respect for the existing corner element.

Delete Reason 5

Amend Reason 8 to read the inefficient floor layout would result in poor amenity for the manager's quarters and north facing ground floor rooms.

Amend Reason 10 to insert after public interest including the adverse social impacts upon the nearby residents and having regard to the changing nature of the locality. The development therefore fails to satisfy Section 79C(1)(b) and (e) of the Environmental Planning & Assessment Act 1979.

Carried Unanimously

LPP0517/16 Agenda Item 7	DA201600515
Address:	17 Morton Avenue, Lewisham
Description:	To demolish part of the premises and carry out ground and first floor alterations and additions to a dwelling house and create a roof terrace
Applicant:	Timothy Morgan

DECISION OF THE PANEL

- A. The variation to Clause 4.4 Floor Space Ratio of Marrickville Local Environmental Plan 2011 be supported under the provisions of Clause 4.6 exceptions to development standards.
- B. That the application be approved subject to the recommendation in the Assessment Report.

Carried Unanimously

LPP0517/16 Agenda Item 8	DA201600388
Address:	825 - 829 New Canterbury Road, Dulwich hill
Description:	To demolish the existing improvements and remove 1 tree and construct a 5 storey building (South Building) and a 4 storey building (North Building) being mixed use buildings containing commercial premises on the ground floor with shop top housing containing 22 units on the upper floors with a 3 level basement parking area and associated landscaping works.
Applicant:	Valquest Charbel Katrib

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

- *Simon Smith*
- *Jeremy Kim*

DECISION OF THE PANEL

- A. The variation to Clause 4.3 Height and Clause 4.4 Floor Space Ratio of Marrickville Local Environmental Plan 2011 be supported under the provisions of Clause 4.6 exceptions to development standards.
- B. That the application be approved subject to the recommendation in the Assessment Report with the following amendment:

Condition 4, insert at the end of the first sentence: except that the fifth level element shall be pale grey colour to reduce the contrast given its context.

Carried Unanimously.

The Inner West Planning Panel Meeting finished at 5:43pm.

CONFIRMED:



**The Honourable David Lloyd
Chairperson
9 May 2017**