



**INNER WEST  
COUNCIL**

**INNER WEST PLANNING PANEL MEETING**

14 March 2017

**MINUTES**

**Minutes of the Inner West Planning Panel  
held at Leichhardt Service Centre on 14 March 2017**

**Meeting commenced at 2:00pm**

**Present:** The Hon David Lloyd QC (in the Chair)  
Mr Kevin Hoffman  
Mr Ian Stapleton  
Mr Ken Hawke

**Staff Present:** Rachel Josey                      Acting Manager - Assessments, Leichhardt  
Judy Clark                                      Manager Development Assessments, Marrickville  
Atalay Bas                                      Manager Development Services, Ashfield  
Belinda Brex                                    Administration Officer (Minute Taker)

**Acknowledgement of Country by Chairperson**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose country we are meeting today, and their elders past and present.

**Disclosures of Interests**

Nil

<b>IWPP0317 Item 1</b>	DA201600489
<b>Address:</b>	249 Addison Road, Marrickville
<b>Description:</b>	To carry out ground and first floor alterations and additions to an existing mixed use premises including a change of use to a tutoring clinic, new shop front, signage plus strata subdivision into 2 lots
<b>Applicant:</b>	MB Town Planning

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

- *Donald Shipway*

## **DECISION OF THE PANEL**

- A. The variation to Clause 4.4 FSR of Marrickville LEP 2011 is allowed under the provisions of Clause 4.6 exceptions to development standards.
- B. The application be approved in accordance with the recommendation with the following changes:

That the deferred commencement condition in Part A be amended as follows:

- 1(d) be amended to read "a detailed specification and construction drawing of the proposed shopfront and doors".

Relocate deferred commencement conditions 2 and 3 to Part B as part of the conditions of consent in the section prior to the issue of a construction certificate as follows:

- Deferred commencement condition 2 becomes condition 33a.
- Deferred commencement condition 3 becomes condition 33b.

Other amendments:

- Condition 3 c) change hours to 7 am to 9 pm Monday to Saturday

Insert new conditions:

33(c) Gates shown to rear right of way are to be converted to a roller door

33(d) The chimney to be rebuilt above the rear extension is to have an engineering certified plan to demonstrate its safe and adequate structural support.

## **CARRIED UNANIMOUSLY**

<b>IWPP0317 Item 2</b>	10.2016.157.1
<b>Address:</b>	84-90 Parramatta Road, Summer Hill
<b>Description:</b>	Section 82A review seeking deletion of conditions B (1) (a) & (b) relating to the height and advertising area of a double sided internally illuminated business pylon sign
<b>Applicant:</b>	Daniel Atkins

**DECISION OF THE PANEL**

That the application be refused for the reasons set out in the assessment report.

**CARRIED UNANIMOUSLY**

<b>IWPP0317 Item 3</b>	D/2016/689
<b>Address:</b>	Telephone Exchange, 366C Darling Street, BALMAIN NSW 2041
<b>Description:</b>	Proposed demolition of the front portion of the Telstra Balmain Exchange, the construction of a new facade and associated internal and external works
<b>Applicant:</b>	Aurecon Pty Ltd

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

- *James Parker*

### **DECISION OF THE PANEL**

A. The application be approved in accordance with the recommendation with the following changes:

- Condition 1 be amended to include reference to the following plans:

Plans for the Balmain Telephone Exchange, Plan Number NA14504, Dated Dec 57, Prepared for the Commonwealth of Australia Dept of Works & Housing Branch Office Sydney and stamped SKS-001, Balmain Telstra Exchange option 1 Proposed Demolition Plan 11/08/2014; and

plans prepared by Brewster Murray for project Balmain T.E Separation Works, Drawings East & North Elevation Drawing No CC105 and West Elevation Section A-A & B-B Drawing No CC106 dated Oct 2016 .

- Condition 21 be amended to reflect the wording of Council's standard condition relating to hours of work.

An additional condition be added 13A that works are to include excavation and provision of 150mm top soil and grass turf within the area of demolition unless there is a prior agreement with Council.

B. The variation to Clause 4.4 FSR of Leichhardt LEP 2013 is allowed under the provisions of Clause 4.6 exceptions to development standards.

C. That Council considers writing to the owner of the adjoining property which supports the Post Office and Court house and recommend the restoration of the balcony on the clock tower which previously cantilevered over the site.

### **CARRIED UNANIMOUSLY**

<b>IWPP0317 Item 4</b>	D/2016/621
<b>Address:</b>	4 Jane Street, BALMAIN NSW 2041
<b>Description:</b>	Alterations and additions to existing dwelling.
<b>Applicant:</b>	Mr O Matthews and Ms A Heydon-White

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

- Paul Rappaport
- Owen Matthews

## **DECISION OF THE PANEL**

- A. The variation to Clause 4.3A(3)(a) landscaped areas, 4.3A(3)(b) site coverage and 4.4 FSR of Leichhardt LEP 2013 are allowed under the provisions of Clause 4.6 exceptions to development standards.
- B. The application be approved in accordance with the recommendation with the following changes:

That condition 2 be amended as follows:

2. Development must be carried out in accordance with Development Application No.D/2016/621 and the following plans and supplementary documentation, except where amended by the conditions of this consent.

<b>Plan Reference</b>	<b>Drawn By</b>	<b>Dated</b>
DA06 Rev F – Proposed Site and Roof Plan	Twarchitects	10/03/2017
DA07 Rev F – Proposed Ground Floor Plan	Twarchitects	10/03/2017
DA08 Rev F – Proposed First Floor Plan	Twarchitects	10/03/2017
DA09 Rev F – Proposed Attic Floor Plan	Twarchitects	10/03/2017
DA10 Rev F – Proposed Sections (AA & BB)	Twarchitects	10/03/2017
DA11 Rev F – Proposed Sections (CC & DD)	Twarchitects	10/03/2017
DA12 Rev F – Proposed Elevations (West & East)	Twarchitects	10/03/2017
DA13 Rev F – Proposed Elevations (South & North)	Twarchitects	10/03/2017
<b>Document Title</b>	<b>Prepared By</b>	<b>Dated</b>
Basix Certificate No. A260480	Twarchitects	10/10/2016

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.

Delete conditions 4(a) & (c)

Amend condition 4(b) & (d) as follows:

- b) The chimney breast to the ground floor front room and the flu on the first floor is to be retained. The later face brick mantle, and face brick arch to adjacent doors may be removed. The door adjacent to the relocated bathroom may be blocked up.
- d) Profile of all new roof sheeting to be traditional corrugated steel roof sheet. Colour of roof sheeting to be similar to Colorbond Windspray or Wallaby.

Add the following to condition 4:

- f) Existing window and door cases in the front elevation are to be retained. See also condition 19.
- g) The door opening at the eastern end of the entry hall ground floor to be reconstructed to traditional plastered archway.

**CARRIED UNANIMOUSLY**

<b>IWPP0317 Item 5</b>	D/2016/655
<b>Address:</b>	224 Catherine Street, LEICHHARDT NSW 2040
<b>Description:</b>	Alterations and additions to existing dwelling including ground and first floor additions.
<b>Applicant:</b>	Ddm Design Group Pty Ltd

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

- *Anthony Raad*

#### **DECISION OF THE PANEL**

- A. The variation to Clause 4.3A(3)(a) landscaped areas, 4.3A(3)(b) site coverage and 4.4 FSR of Leichhardt LEP 2013 are allowed 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**



<b>IWPP0317 Item 6</b>	D/2016/486
<b>Address:</b>	46 Norton Street, LEICHHARDT NSW 2040
<b>Description:</b>	Alterations and additions to existing building, including a two storey rear addition to be used for commercial purposes
<b>Applicant:</b>	Buildsolve

**DECISION OF THE PANEL**

- A. The variation to Clause 4.4 FSR of Leichhardt LEP 2013 are allowed under the provisions of Clause 4.6 exceptions to development standards.
- B. That the application be approved in accordance with the recommendation in the Assessment Report subject to the following changes:

Amend condition 1 and add below the table the following text:

“See condition 3(c) for an amended long section drawing”.

Add the following additional condition:

- 3(c) The Long Section AA and Southern Elevation Drawing scheduled under Condition 1 of this development consent are to be amended to provide details of the proposed entry ramp, disabled access, bin storage, floor levels & height consistent with those in the Revision C West & East Elevation and Floor plans also scheduled under Condition 1.

**CARRIED UNANIMOUSLY**

**Meeting closed at 3.03pm.**

**CONFIRMED:**

**The Hon David Lloyd QC (in the Chair)  
Chairperson  
14 March 2017**