



**INNER WEST
COUNCIL**

INNER WEST PLANNING PANEL MEETING

14 February 2017

MINUTES

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

Meeting commenced at 2:00pm

Present: The Hon Angus Talbot (in the Chair)
Ms Jan Murrell
Mr John McInerney
Mr Ken Hawke

Staff Present: Rachel Josey Acting Manager Assessments, Leichhardt
Atalay Bas Manager Development Services, Ashfield
Judy Clark Manager Development Assessments, Marrickville
Katerina Maros Governance Officer, Leichhardt (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.

IWPP0217 Item 1	10.2016.148.1
Address:	14 Hampden Street, ASHFIELD
Description:	<p>Section 82A review for:-</p> <ul style="list-style-type: none"> • Construction of two carports (one on each side of the dwelling) • Reconstruction of existing driveway located on the northern side of the property and construction of a new driveway on the southern side of the property and associated vehicle crossing, • Removal of a street tree to allow access to the proposed southern driveway • Removal of 5 trees lined along the southern property boundary at the front of the property, • Reconstruction of the front fence and gates • Painting of the external walls of existing dwelling house and front fence.
Applicant:	Daniel Thompson

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

- Louise Camenzuli

DECISION OF THE PANEL

A. On a merits assessment the panel determined that the proposal as submitted does not warrant approval for the following reasons:

1. *The panel considers the second driveway does not enhance the character of the heritage conservation area. Furthermore the gradient of the second driveway would exacerbate the impact on the streetscape.*
2. *The relocation of the specified street tree would result in a loss to an existing on street car parking space;*
3. *The appearance of two carports, one on either side of the existing dwelling, emphasises the presence of ancillary structures that are meant to be subordinate to the main dwelling to maintain the streetscape and character of the area.*
4. *The composition of two driveways for the property is inconsistent with the general character of the area; and*
5. *The proposed development does not comply with the objectives and development controls of Clause 3.10 and 3.11 of Ashfield Interim Development Assessment Policy 2013 as it will have a detrimental effect on the streetscape by reducing the landscaping at the front of the property.*
6. *The northern side carport is located 1 metre behind the bay window of the dwelling house but is located about 300mm behind the front wall of the dwelling house and as such will be visually intrusive to the form and style of the dwelling house and does not*

comply with the setback requirement of Clause 3.7 of Ashfield Interim Development Assessment Policy 2013.

7. *The proposed development is not in the public interest.*

B. That part of the application for the northern carport be approved subject to a deferred commencement and consequential changes to the conditions as outlined in Attachment A to the report.

The extent of the work approved is described as follows:

- Construction of carport on the northern side of the property;
- Reconstruction of the existing driveway located on the northern side of the property;
- Reconstruction of the front fence; and
- Painting of the external walls of existing dwelling house and front fence

PART A

Deferred Commencement conditions to be satisfied prior to activation of the consent in Part B:

This consent shall not operate until such time as amended plans showing the following changes from that depicted in the table below are approved by Council:

No.	Title	Prepared by	Amendment Date
2 B	Site Plan	Outside living	1/4/2016
3 C	Carport Plan and Sections	Outside Living	2/6/2016
4 C	Elevations	Outside Living	2/6/2016
5 C	Driveway Sections	Outside Living	2/6/2016
6 C	Front fence	Outside Living	2/6/2016
7 C	Silt and sediment control plan	Outside Living	2/6/2016

(1) Northern Carport setback

The carport on the northern side of the dwelling house shall be setback 1.0m from the front wall of the dwelling house.

(2) Deletion of southern carport and driveway

The new carport, driveway and vehicular access gate on the southern side of the property are not approved and to be deleted from the plans. The street tree and the five trees on the southern side of the property are not approved for removal.

These revised plans are required to be provided and approved by Council within 6 months of the date of the approval. Failure to satisfy the above requirements by the specified date will result in lapse of consent.

The correspondence issued by Council, once the above conditions are satisfied, and any associated documents submitted to satisfy the deferred commencement conditions and approved by Council are to form part of this consent.

Providing the above matters are satisfied by Council by the specified date, general conditions of consent are:

Part B**A General Conditions****(1) Approved plans stamped by Council**

The development must be carried out only in accordance with the revised plans approved in the deferred Commencement Conditions in Part A.

B Design Changes

Nil

CARRIED UNANIMOUSLY

IWPP0217 Item 2	DA201600464
Address:	634-726 Princes Highway, Tempe
Description:	To remove 261 parking spaces from the north-western corner of the Ikea car park resulting in a total of 1,522 car spaces remaining and to construct a single storey building for bulky goods retail (Decathlon) with associated office and signage in this location with an outdoor display/play area.
Applicant:	IKEA Pty Ltd

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

- *Jocelyn McDowall*

DECISION OF THE PANEL

That the application be approved subject to the recommendation in the Assessment Report.

CARRIED UNANIMOUSLY

IWPP0217 Item 3	D/2016/434
Address:	337 Darling Street, BALMAIN NSW 2041
Description:	Alterations and additions to class 4 dwelling on first floor, fit out of retail premises for new salt float tank shop on ground and lower ground, minor alterations to existing car park on lower ground with hours of operation: Monday to Sunday 8am to 10pm.
Applicant:	T W Mauro

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

- Tom Wills

DECISION OF THE PANEL

That the application be approved in accordance with the recommendations within the memorandum dated 13 February 2017 and amendment to Condition 11A entailing the removal of the words 'or timber'.

The Inner West planning panel finds the application has successfully addressed the matters required under Clause 4.6 (Exceptions to Development Standards) and as the consent authority pursuant to s80 of the Environmental Planning and Assessment Act 1979, grant deferred commencement consent to Development Application No: D/2016/434 for Alterations and additions to class 4 dwelling on first floor, fit out of retail premises for new salt float tank shop on ground and lower ground, minor alterations to existing car park on lower ground and hours of operation: Monday to Sunday 8am to 10pm at 337 Darling Street, Balmain NSW 2041.

CARRIED UNANIMOUSLY

IWPP0217 Item 4	D/2016/650
Address:	78 Reynolds Street, BALMAIN NSW 2041
Description:	Construction of green house in rear garden of property.
Applicant:	Mr P J D'Olier

DECISION OF THE PANEL

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

- A. That recommended condition 2 be deleted and the following condition be added:
2. Amended plans be submitted incorporating the following amendments:
- a. That the green house have a maximum ridge height of 2.8m (reduce overall height by 200mm)

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

- B. Add additional condition under "On-going Conditions of Consent":

That the structure be used for the purpose of a greenhouse for growing vegetation only. This is required due to the difficulties in providing soft landscaping in the rear yard due to the rock shelf and associated drainage issues.

CARRIED UNANIMOUSLY

IWPP0217 Item 5	D/2016/545
Address:	151 Mansfield Street, ROZELLE NSW 2039
Description:	Alterations and additions to ground and first floor at rear of existing dwelling.
Applicant:	Rmg Design Practice

DECISION OF THE PANEL

That the application be approved subject to the recommendation in the Assessment Report.

The Inner West Planning panel finds the applicant has successfully addressed the matters required under Clause 4.6 (Exception to development Standards) and as the consent authority pursuant to s80 of the Environmental Planning and Assessment Act 1979, grant consent to Development Application No: D/2016/545 for alterations and additions to ground and first floor at rear of existing dwelling at 151 Mansfield Street, Rozelle.

CARRIED UNANIMOUSLY

IWPP0217 Item 6	DAREV/2016/17
Address:	205 Norton Street, LEICHHARDT NSW 2040
Description:	Application to review the determination of D/2016/134 which approved alterations and additions to existing dwelling. Proposal entails amendments to the approved design.
Applicant:	Mr F Gardner and Mr D T Kennedy

DECISION OF THE PANEL

That the application be approved subject to the recommendation in the Assessment Report.

The Inner West Planning panel finds the applicant has successfully addressed the matters required under Clause 4.6 (Exception to development Standards) and as the consent authority pursuant to s80 of the Environmental Planning and Assessment Act 1979, grant consent to DAREV/2016/17 for alterations and additions to the existing dwelling at 205 Norton Street Leichhardt.

CARRIED UNANIMOUSLY

IWPP0217 Item 7	D/2016/497
Address:	9 Thornley Street, LEICHHARDT NSW 2040
Description:	Demolition of existing dwelling and swimming pool, Torrens title subdivision into two lots & construction of two new dwellings.
Applicant:	Rogers

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

- *Dustin Millar*
- *Ekaterene Millar*
- *William Roth*
- *Tom Wills*

DECISION OF THE PANEL

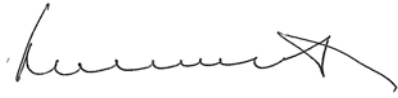
That the application be refused for the following reasons:

1. The proposal does not satisfy the following Clauses of the Leichhardt Local Environmental Plan 2013, pursuant to Section 79C(1)(a)(i) of the Environmental Planning and Assessment Act 1979:
 - a) Clause 4.4 – Floor Space Ratio
2. Clause 4.6 Exception to the FSR development standard is not considered to be well founded and does not satisfy Clause 4.4 – Floor Space Ratio and the R1 General Residential Zone objectives.
3. The proposal does not satisfy the following Clauses of the Leichhardt Development Control Plan 2013, pursuant to Section 79C(1)(a)(iii) of the Environmental Planning and Assessment Act 1979:
 - a) C3.2 Site Layout and Building Design
 - b) C3.9 Solar Access
4. The proposal would result in adverse environmental impacts on the surrounding environment in the locality pursuant to Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979.
5. The proposal is not considered suitable on the site pursuant to Section 79C(1)(c) of the Environmental Planning and Assessment Act 1979.
6. The proposal is not considered to be in the public interest pursuant to Section 79C(1)(e) of the Environmental Planning and Assessment Act 1979

CARRIED UNANIMOUSLY

Meeting closed at 3.13pm.

CONFIRMED:



**The Hon Angus Talbot
Chairperson
14 February 2017**