



INNER WEST LOCAL PLANNING PANEL
MEETING

11 AUGUST 2020

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via teleconference on Tuesday, 11 August 2020.

Present: Mr Kevin Hoffman in the chair; Mr David Johnson; Mr John McLnerney; Ms Kath Roach

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

Meeting commenced: 2.08pm

**** 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.

The Panel wishes to note new reporting requirements by council to the Panel. Commencing as of 1st August the Minister for Planning and Public Spaces has directed *inter alia* that development applications that have been in the Council for more than 180 days be reviewed by the Panel and may be called in for determination or direction. Other directions allow certain minor matters to be determined by council staff to avoid waiting until the next Panel meeting. Also matters deferred by the Panel should be determined within 14 days.

IWLPP884/20 Agenda Item 1	DA201900356
Address:	898-904 Princes Highway Tempe
Description:	Alterations and additions to existing pub and construction of a 3 storey building at the rear with at- grade and basement parking, landscaping and associated works for use as hotel accommodation
Applicant:	BJ Architects Pty Ltd

DECISION OF THE PANEL

The recommendation to be amended to refer to 898-904 Princes Highway, TEMPE

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the refusal contained in that Report.
- B THAT the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, refuse Development Application No.DA201900356 for alterations and additions to existing pub and construction of a 3 storey building at the rear with at-grade and basement parking, landscaping and associated works for use as hotel accommodation at 898-904 Princes Highway, Tempe, for the following reasons outlined in Attachment A and amend as follows:
- Delete reason 2 of the refusal

The decision of the Panel was unanimous.

IWLPP885/20 Agenda Item 2	DA/2020/0283
Address:	Birchgrove Park, Rose Street Birchgrove
Description:	Replacement of the existing fencing surrounding the playing field and carry out remedial works to the sandstone walls
Applicant:	Inner West Council

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

- John Symonds

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 exercising the functions of the Council as the consent authority, pursuant to s.4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/0283 for the replacement of the existing fencing surrounding the playing field and to carry out remedial works to the sandstone walls at Birchgrove Park, Lot 644 and Lot 646 DP 729092 Rose Street, Birchgrove, subject to the conditions listed in Attachment A.

The decision of the Panel was unanimous.

IWLPP886/20 Agenda Item 3	D/2019/547
Address:	94 Beattie Street Balmain
Description:	Change of use from existing commercial premises to hotel accommodation with retention of existing pub, internal and external alterations and additions to existing heritage listed building, restoration and reconstruction of first floor and second floor street balcony, landscaping and associated works.
Applicant:	Sydney Architecture Studio

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

- Tom De Plater
- Giovanni Cirillo

DECISION OF THE PANEL

- A. The Panel supports the findings contained in the Assessment Report and endorses the reasons for the Deferred commencement approval contained in that Report.
- B. The applicant has made a written request pursuant to Clause 4.6 of the *Leichhardt Local Environmental Plan 2013* to vary Clause 4.4 of the *Leichhardt Local Environmental Plan 2013*. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- C. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant 'Deferred Commencement' Approval to Development Application No. D/2019/547 for a change of use from existing commercial premises to hotel accommodation with retention of existing pub, internal and external alterations and additions to existing heritage listed building, restoration and reconstruction of first floor and second floor street balconies, landscaping and associated works at the Exchange Hotel, 94 Beattie Street, Balmain, subject to the conditions listed in Attachment A.

The decision of the Panel was unanimous

IWLPP887/20 Agenda Item 4	DA/2020/0079
Address:	50 Mackenzie Street Leichhardt
Description:	Demolish existing structure at rear of site, which encroaches 52 Mackenzie Street and 43 Annesley Street, and replacement with new garage and associated works
Applicant:	Adam Feigl

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

- Adam Feigl

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.
- B The applicant has made a written request pursuant to Clause 4.6 of the *Leichhardt Local Environmental Plan 2013* to vary the development standard in Clause 4.4 for Floor Space Ratio. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstances of the case and that there are sufficient environmental grounds to support the variations. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standards and of the zone in which the development is to be carried out.
- C That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/00079 for a new garage at rear of site and associated works at 50 Mackenzie Street, Leichhardt, subject to the conditions listed in Attachment A below and amended as follows:
- Delete condition 2(b)
 - Insert condition 2(d) as follows:
 - d. That the existing low brick wall fence / retaining wall along the Annesley Street (southern) elevation is retained for the length of the proposed new fence; no new footings for the fence are approved
 - Amend Condition 11 to read This development consent does not authorize works outside the property boundaries on adjoining lands, **apart from the works expressly permitted by the owner at 52 McKenzie Street in her letter dated 7 August 2020.**
 - Delete Condition 19

- Amend Condition 30 to read as follows:
Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors and the boundary fence with the exception of any awnings or balconies approved by council.

In the event that Council's Engineer identifies any section of the footpath to be replaced as a result of the works, the applicant shall be responsible for the replacement of damaged footpath.

The remainder of condition 30 shall be removed.

The decision of the Panel was unanimous.

IWLPP888/20 Agenda Item 5	MOD/2020/0073
Address:	147 New Canterbury Road Lewisham
Description:	Section 4.55 (2) Modification to DA201700003.01 involving internal and external modifications to the approved mixed use development including proposed reconstruction of the first floor portion of the existing front façade wall facing New Canterbury Road.
Applicant:	Benson McCormack Architects

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

- *Glenn McCormack*
- *Gerard Turrisi*

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 exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to modify Determination No 201700003.01 dated 28 May 2019 under Section 4.55 (2) of the *Environmental Planning and Assessment Act 1979* to carry out internal and external modifications to the approved mixed use development including proposed reconstruction of the first floor portion of the existing front façade wall facing New Canterbury Road subject to the conditions listed in Attachment A.

The decision of the Panel was unanimous.

IWLPP889/20 Agenda Item 6	DA/2020/0121
Address:	200-202 Albion Street Annandale
Description:	Part demolition and addition of glass trafficable roof over void.
Applicant:	Design Plus Drafting

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. The applicant has made written requests pursuant to Clause 4.6 of the *Leichhardt Local Environmental Plan 2013* to contravene Clause 4.3A and Clause 4.4 of the *Leichhardt Local Environmental Plan 2013*. After considering the requests, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standards is unnecessary in the circumstance of the case and that there are sufficient environmental planning grounds to support the variations. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standards and of the zone in which the development is to be carried out.
- C. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/0121 for Part demolition and addition of glass trafficable roof over void at 2/200-202 Albion Street, Annandale, subject to the conditions listed in Attachment A below.

The decision of the Panel was unanimous.

IWLPP890/20 Agenda Item 7	DA/2020/00126
Address:	52 Harrow Road Stanmore
Description:	To carry out alterations and additions to the existing dwelling house including demolition and construction of a new garage with roof garden above.
Applicant:	Design Plus Drafting

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. The applicant has made a written request pursuant to Clause 4.6 of the *Marrickville Local Environmental Plan 2011* to vary Clause 4.4 of *Marrickville Local Environmental Plan 2011*. After considering the request, and assuming the concurrence of the Secretary, the Panel is satisfied that compliance with the standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- C. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2020/0126 to carry out alterations and additions to the existing dwelling house including demolition and construction of a new garage with roof garden above at 52 Harrow Road, Stanmore, subject to the conditions listed in Attachment A below.

The decision of the Panel was unanimous.

IWLPP891/20 Agenda Item 8	MOD/2020/0214
Address:	160-178 Elizabeth Street Ashfield (Ashfield Aquatic Centre)
Description:	Modification of approved aquatic centre
Applicant:	Inner West Council

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 exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, approve Application No. MOD/2020/0214 for modification of approved Ashfield Aquatic Centre at 160-178 Elizabeth Street, Ashfield, under section 4.55 of the *Environmental Planning and Assessment Act 1979*, subject to the conditions listed in Attachment A below.

The decision of the Panel was unanimous.

The Inner West Planning Panel Public Meeting finished at 3:04pm.

The Inner West Planning Panel Closed Meeting commenced at 3:06pm

The Inner West Planning Panel Closed Meeting finished at 4:13pm.

CONFIRMED:

A handwritten signature in black ink, appearing to read 'Kevin Hoffman', is written over two horizontal lines.

**Kevin Hoffman
Chairperson
11 August 2020**