



**INNER WEST
COUNCIL**

LEICHHARDT PLANNING PANEL MEETING

11 April 2017

MINUTES

**Minutes of the Inner West Planning Panel
held at Leichhardt Service Centre on 11 April 2017**

Meeting commenced at 2:00pm

Present: The Hon Angus Talbot (in the Chair)
Mr •Kevin Hoffman
Mr John McInerney
Ms Kath Roach

Staff Present: Adele Cowie Acting Manager Assessments, Leichhardt
Judy Clark Manager Development Assessments, Marrickville
Nathan Beer Administration 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.

IWPP0417 Item 1	DAREV/2016/21
Address:	95 Rowntree Street, BIRCHGROVE NSW 2041
Description:	Review of Refusal Determination of D/2016/245 for alterations and additions to existing dwelling including ground and first floor additions and ground floor deck. Review entails amended plans.
Applicant:	Mr L Quach

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

- *Darren Laybutt and Melissa Rodriguez*

DECISION OF THE PANEL

A. The panel notes that the proposal meets the objectives of clause 4.6 of LLEP 2013 and;

B. The recommendation of the report is adopted. In addition the panel recommends in the conditions in Attachment A the following changes be made:

- Condition 7a:

Add the words “And shall be extended to align with the verandah eaves line of number 97 Rowntree Street.”

- Condition 7b:

After (southern) wall add “over bedroom 3”

- Condition 7c be amended to read:

The proposed deck at first floor of the parents retreat shall be reduced to a maximum width of 1.2m.

CARRIED UNANIMOUSLY

IWPP0417 Item 2	201600674
Address:	56 Ewart Street, Marrickville
Description:	To demolish existing improvements and construct a 3 storey residential flat building containing 6 units with basement parking
Applicant:	02 Architecture

DECISION OF THE PANEL

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

THAT the Department of Planning and Environment be advised, as part of the quarterly review of the monitoring of Clause 4.6 of Marrickville Local Environmental Plan 2011 – Exceptions to Development Standards, that Council has agreed to the variation of the following development standard:

<u>Premises:</u>	56 Ewart Street, Marrickville
<u>Applicant:</u>	02 Architecture
<u>Proposal:</u>	To demolish existing improvements and construct a 3 storey residential flat building containing 6 units with basement parking
<u>Determination:</u>	Consent subject to conditions
<u>DA No:</u>	201600674
<u>Lot and DP:</u>	Lot 3 in Deposited Plan 11298
<u>Category of Development:</u>	4
<u>Environmental Planning Instrument:</u>	Marrickville Local Environmental Plan 2011
<u>Zoning of Land:</u>	R1 - General Residential
<u>Development Standard(s) varied:</u>	Floor space ratio
<u>Justification of variation:</u>	Bulk and scale is acceptable
<u>Extent of variation:</u>	38%
<u>Concurring Authority:</u>	Council under assumed concurrence of the Secretary Department of Planning and Environment
<u>Date of Determination:</u>	11 April 2017

CARRIED UNANIMOUSLY

IWPP0417 Item 3	DA201600425
Address:	67 Cavendish Street, Stanmore
Description:	To demolish an existing single storey brick garage and replace it with a new bag rendered brick garage with mezzanine storage with associated landscaping and replacement of rear fence
Applicant:	Mr R Mayer

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

- *Jasmina Moltter*
- *Roberto and Monica Mayer*

DECISION OF THE PANEL

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

- Condition 8 to add the following after the ending of the sentence:

“This will require moving of the south eastern wall of the garage.”

CARRIED UNANIMOUSLY

IWPP0417 Item 4	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
Applicant:	Tony Owen Partners

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

- *Tony Owen*

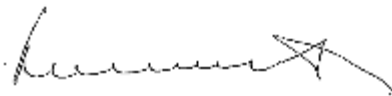
DECISION OF THE PANEL

The development application is deferred to enable clarification of the shadowing effect on the north facing living room windows of number 9 Charles St Petersham.

CARRIED UNANIMOUSLY

Meeting closed at 2:59pm.

CONFIRMED:



**The Hon Angus Talbot (in the Chair)
Chairperson
11 April 2017**