



**INNER WEST  
COUNCIL**

**INNER WEST PLANNING PANEL MEETING**

24 January 2017

**MINUTES**

**Minutes of the Inner West Planning Panel  
held at Leichhardt Service Centre on 24 January 2017**

**Meeting commenced at 2:00pm**

**Present:** The Honourable David Lloyd QC (in the Chair)  
Mr John McInerney  
Mrs Mary-Lynne Taylor  
Ms Kath Roach

**Staff Present:**

Adele Cowie	Acting Manager Assessments, Leichhardt
Atalay Bas	Manager Development Services, Ashfield
Daniel East	Acting Team Leader Development Assessment, 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.

<b>IWPP0117 Item 1</b>	D/2016/594
<b>Address:</b>	13 Quirk Street, ROZELLE NSW 2039
<b>Description:</b>	Modification of the existing dwelling roof and construction of an attic addition.
<b>Applicant:</b>	K W Gooding

**DECISION OF THE PANEL**

That:

1. Variations to the landscaped area development standard and the floor space ratio development standard in Clauses 4.3 and 4.4 of the Leichhardt LEP 2013 are approved pursuant to the provisions of Clause 4.6 exceptions to development standards.
2. Consent is granted pursuant to Section 80 of the Environmental Planning and Assessment Act 1979 to D/2016/594 for modification of the existing dwelling roof and an attic addition at 13 Quirk Street Rozelle NSW 2039 subject to the conditions listed in attachment A to the report.

**CARRIED UNANIMOUSLY**

<b>IWPP0117 Item 2</b>	M/2016/97
<b>Address:</b>	8 Campbell Avenue, LILYFIELD NSW 2040
<b>Description:</b>	Modification to approved development (D/2010/553) to provide first floor balconies & associated doors.
<b>Applicant:</b>	MCHP Architects Pty Ltd

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

- Victoria Alonso on behalf of Wen-Tsai Lim
- Victoria Alonso
- Gloria Mao
- Jim Manzie
- Roslyn Burge
- Michael Amendolia
- Janet Hutton
- Cynthia Nadai
- David Pope
- Dennis Vasiliou
- David Cahill

**During consideration of this Item the Chair adjourned the meeting for the panel to deliberate.**

**2:40pm Meeting was adjourned.**

**2:45pm Meeting resumed.**

### **DECISION OF THE PANEL**

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

1. The rear facing balconies of boarding rooms 6, 7 and 8 are to have a maximum depth of 1.2m and a length of 2m and have a rear facing fixed privacy screen of 1.6m high of a solid translucent material to allow light through but no view through that particular privacy screen and it is to meet up with the two privacy screens on either side of the balcony.
2. Additional landscaping along rear property boundaries to achieve a planting that would reach a height of 5m. The panel believes this will add to the amenity of the boarding house residents without taking away from the amenity of the neighbors.

**The vote for and against the above decision was:**

	<b>FOR</b>	<b>AGAINST</b>
The Honourable David Lloyd QC (in the Chair)	<b>X</b>	
Mr John McInerney	<b>X</b>	
Mrs Mary-Lynne Taylor	<b>X</b>	
Ms Kath Roach		<b>X</b>

<b>IWPP0117 Item 3</b>	M/2016/98
<b>Address:</b>	10 Campbell Avenue, LILYFIELD NSW 2040
<b>Description:</b>	Modification to approved development (D/2010/554) to provide first floor balconies & associated doors.
<b>Applicant:</b>	MCHP Architects Pty Ltd

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

- Victoria Alonso on behalf of Wen-Tsai Lim
- Victoria Alonso
- Gloria Mao
- Jim Manzie
- Roslyn Burge
- Michael Amendolia
- Janet Hutton
- Cynthia Nadai
- David Pope
- Dennis Vasiliou
- David Cahill

## DECISION OF THE PANEL

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

1. The rear facing balconies of boarding rooms 6 and 8 are to have a maximum depth of 1.2m and a length of 2m and have a rear facing fixed privacy screen of 1.6m high of a solid translucent material to allow light through but no view through that particular privacy screen and it is to meet up with the two privacy screens on either side of the balcony.
2. Additional landscaping along rear property boundaries to achieve a planting that would reach a height of 5m. The panel believes this will add to the amenity of the boarding house residents without taking away from the amenity of the neighbours.

The vote for and against the above decision was:

	<b>FOR</b>	<b>AGAINST</b>
The Honourable David Lloyd QC (in the Chair)	<b>X</b>	
Mr John McInerney	<b>X</b>	
Mrs Mary-Lynne Taylor	<b>X</b>	
Ms Kath Roach		<b>X</b>

<b>IWPP0117 Item 4</b>	10.2016.127.1
<b>Address:</b>	8-12 Murrell Street, ASHFIELD NSW 2131
<b>Description:</b>	Demolition of existing structures and construction of an 8 storey residential flat building containing 42 dwellings above 3 basement levels of car parking.
<b>Applicant:</b>	CD Architects C/- Ziad Chanine

### **DECISION OF THE PANEL**

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

1. Part A – deferred commencement condition be amended to:
  - Remove Condition (1) and substitute the following;  
A plan shall be submitted showing a holding area located further inside the driveway to allow for a reduction in width of the car park entry and crossover to one lane in width, allowing for a merge to a two lane entry and exit further to the north.
  - The existing condition (2) is removed.
  - Condition (3) becomes Condition (2).
  - Condition (4) becomes Condition (3).
2. The variation to the Floor Space Ratio standard in Clause 4.4 of Ashfield LEP 2013 is approved pursuant to the provisions of Clause 4.6 exceptions to Development Standards.
3. Deferred Commencement Consent is granted pursuant to Clause 80 (3) of the Environmental Planning Assessment Act to Development Application 10.2016.127.1 for demolition of the existing structures and construction of an 8 storey residential flat building containing 42 dwellings above 3 basement levels of car parking on Lots 10, 11 and 12 DP 956 known as 8-12 Murrell Street, Ashfield NSW 2131 subject to the amended Conditions listed in Attachment A.

### **CARRIED UNANIMOUSLY**

<b>IWPP0117 Item 5</b>	DA201600291
<b>Address:</b>	134 Lennox Street, Newtown NSW 2042
<b>Description:</b>	To torrens title subdivide the land into 4 allotments; carry out alterations and additions to convert the substation on the allotment fronting Lennox Street into a multi-dwelling housing development containing 4 dwellings; and construct a 2 part 3 storey dwelling house on each of the 3 allotments fronting Probert Street.
<b>Applicant:</b>	AT Architecture

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

- *Patrick Flanagan on behalf of Kelly Wallwork*
- *George Lloyd*
- *Joanne Ross*
- *Sudarno Nguyen*

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

1. That Consent is granted pursuant to Section 80 (3) of the Environmental Planning Assessment Act to Development Application DA201600291 to torrens title subdivide the land into 4 allotments; carry out alterations and additions to convert the substation on the allotment fronting Lennox Street into a multi-dwelling housing development containing 4 dwellings; and construct a 2 part 3 storey dwelling house on each of the 3 allotments fronting Probert Street subject to the conditions in Attachment A of the report.
2. A recommendation to Council's Local Traffic Committee that a policy be investigated for the purpose of limiting resident parking permits to existing developments in line with the policy adopted by the former Leichhardt Council.

**CARRIED UNANIMOUSLY**

**Meeting closed at 3.40pm.**

**CONFIRMED:**



**The Honourable David Lloyd QC  
Chairperson  
24 January 2017**