



INNER WEST LOCAL PLANNING PANEL
MEETING

14 AUGUST 2024

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via videoconference on 14 August 2024.

Present: Mr Adam Seton in the chair; Ms Sharon Veale; Ms Julie Savet Ward; Mr Allan Barnes

Staff Present: Ruba Osman, Development Assessment Manager; Senior Development Support Officer, Clare Fitzpatrick -Clark and Development Support Officer, Iris Rojas

Meeting commenced: 2:01 pm

**** 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.

IWLPP1257/24 <i>Agenda Item 1</i>	Standing Item - Report in Accordance with Ministerial Direction: Pending Local Planning Panel Matters
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Matters pending were presented to the Panel Chairman and noted and will be submitted to the next available Panel meeting.

1. The Inner West Local Planning Panel revokes all previous delegations of functions and pursuant to section 2.20(8) of the Environmental Planning and Assessment Act 1979 and delegates the functions set out in the written Instrument of Delegation of Functions of the Inner West Local Planning Panel ("Instrument") attached as Annexure A to the business papers for the Panel meeting held on 14 August 2024 subject to the conditions in the Instrument and authorises the Chairperson of the Panel to sign the Instrument except that Item 4 be amended such that repetition of words "on land in" in the second line be deleted.
2. A quarterly report is to be presented to the Panel Chair to identify applications which have been determined under Item 4 of the Instrument of Delegation.

IWLPP1259/24 Agenda Item 3	DA/2024/0448
Address:	20A & 20B Hopetoun Street, Petersham
Description:	Alterations and additions to an existing garage and outbuilding, including partial demolition of existing structures and construction of internal mezzanines for use as storage.
Applicant:	Mr Darren Laybutt

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

- Darren Laybutt (Applicant)

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No. DA/2024/0448 to contravene the floor space ratio development standard in Clause 4.4 of Inner West Local Environmental Plan 2022 the Panel is satisfied that the Applicant has demonstrated that:
- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
 - (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.
- B. 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*, grants consent to Development Application No. DA/2024/0448 for alterations and additions to an existing garage and outbuilding, including partial demolition of existing structures and construction of internal mezzanines for use as storage at 20A and 20B Hopetoun Street, Petersham subject to the conditions listed in Attachment A in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in Inner West Local Environmental Plan 2022 and Marrickville Development Control Plan 2011.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1260/24 Agenda Item 4	REV/2024/0013
Address:	40 Westbourne Street, Stanmore
Description:	Section 8.2 Review of DA/2023/1026 determined on 21/03/2024, for alterations and additions to a dwelling, the review application seeks to delete condition 2 - design change - relating to deletion of front dormer windows.
Applicant:	Simon Barr

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

- Kaye Morehen (Owner)
- Jeff Morehen (Architect on behalf of the owner)

DECISION OF THE PANEL

- . 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*, refuses Application No. REV/2024/0013 for a Section 8.2 Review of DA/2023/1026 determined on 21 March 2024, which seeks to delete condition 2 - design change - relating to dormer windows at 40 Westbourne Street, Stanmore for the following reasons:.

Reasons for Refusal

1. The proposed development is inconsistent with, and has not demonstrated compliance with the *Inner West Local Environmental Plan 2022*, pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, including:
 - a. Section 1.2(2)(h) and 1.2(2)(i) - Aims of Plan in that the proposal is not considered prevent adverse environmental impacts on the local character of the Inner West, including cumulative impacts.
2. The proposed development is inconsistent with, and has not demonstrated compliance with the Marrickville Development Control Plan 2011 pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, including:
 - a. Part 4.1.5 - Streetscape and Design, as the style of the proposed dormer windows fails to meet control C2, as it would result in an uncharacteristic style of intrusion into the original roof form resulting in a facade design that does not translate positive characteristics in the streetscape, thus failing to meet objective O8.
 - b. Part 4.1.8 - Dormer windows as the proposal does not comply with control C34 within Part 4.1.8 and would be inconsistent with objectives O2 and O5 as the proposed front dormer windows are not compatible with architectural styles in the vicinity of the subject site, and would not constitute sympathetic additions to the residential period building, nor would the proposed dormer windows retain and enhance the streetscape presentation of the residential period building.
 - c. Part 4.1.11 - Period Building controls, as the proposed style of the dormer windows would impact the front of the period dwelling, failing to meet objectives control C57 and O22 and O24.

3. The proposed development will result in adverse built environment impacts in the locality pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*.
4. The proposal has not demonstrated that the site is suitable for the development pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*.
5. The proposal has not demonstrated it is in the public interest pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*.
6. There is insufficient information regarding the architectural period and style of the dwelling to determine whether and which type of dormer window would be most appropriate.

The decision of the panel was unanimous.

IWLPP1261/24 Agenda Item 5	DA/2024/0231
Address:	11A Stanton Road, Haberfield
Description:	Alterations and additions to dwelling house including partial demolition and construction of a rear extension, deck, pool, workshop and hardstand car space, and tree removal.
Applicant:	Melocco and Moore Architects Pty Ltd

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

- Charles Kevin (Applicant)
- Katharine and Mick O'Dowd (Owners)

DECISION OF THE PANEL

A. In relation to the proposal by the development in Development Application No. DA/2024/0231 to contravene the landscaped area development standard in Clause 6.20(3)(d) of *Inner West Local Environmental Plan 2022* the Panel is satisfied that the Applicant has demonstrated that:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

B. 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*, grants consent to Development Application No. DA/2024/0231 for alterations and additions to dwelling house including partial demolition and construction of a rear extension, deck, pool, workshop and hardstand car space, and tree removal. at 11A Stanton Road, Haberfield subject to the conditions listed in Attachment A in the officer's report with the following changes:

Conditions 21, 30, 36, 38 and 39 are to be amended as follows:

21. Landscape Plan to be Updated

Prior to the Issue of a Construction Certificate, the Principal Certifier is to be provided with updated Landscape Plans to reflect the revised documentation. The updated landscape plans must include the following:

- The revised building footprint;
- The revised landscaped area;
- The revised paved areas
- That tree 15 be replaced with a 100L *Waterhousea Floribunda* 'Green Avenue' tree

Reason: To clarify inconsistencies in the documentation

30. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent. Prescribed trees protected by

Council's Tree Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent. Any public tree within five (5) metres of the development must be protected in accordance with AS4970—Protection of trees on development sites and Council's Development Fact Sheet—Trees on Development Sites. No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

The existing trees detailed in the table below must be retained and protected throughout construction and development in accordance with all relevant conditions of consent.

Tree Number	Species	Location
6	Gingko biloba	Rear Yard
7	Ailanthus altissima	Rear Yard
8	Camellia japonica	Rear Yard
18	Acer spp.	Adj southern boundary - within front yard of 11 Stanton Rd
19	Lophostemon confertus	Street tree - inroad planting

NOTE: Reference should be made to the Arboricultural Impact Assessment Report prepared by NSW trees dated 19 March 2024 for tree numbering and locations.

Reason: To ensure that trees to be retained are protected.

36. Tree Protection

No trees on public property (footpaths, roads, reserves etc.) are to be removed or damaged during works unless specifically approved in this consent. Prescribed trees protected by Council's Tree Management Controls on the subject property and/or any vegetation on surrounding properties must not be damaged or removed during works unless specific approval has been provided under this consent. Any public tree within five (5) metres of the development must be protected in accordance with AS4970—Protection of trees on development sites and Council's Development Fact Sheet—Trees on Development Sites. No activities, storage or disposal of materials taking place beneath the canopy of any tree (including trees on neighbouring sites) protected under Council's Tree Management Controls at any time.

The existing trees detailed in the table below must be retained and protected throughout construction and development in accordance with all relevant conditions of consent.

Tree Number	Species	Location
6	Gingko biloba	Rear Yard
7	Ailanthus altissima	Rear Yard
8	Camellia japonica	Rear Yard
18	Acer spp.	Adj southern boundary - within front yard of 11 Stanton Rd
19	Lophostemon confertus	Street tree - inroad planting

NOTE: Reference should be made to the Arboricultural Impact Assessment Report prepared by NSW trees dated 19 March 2024 for tree numbering and locations.

Reason: To ensure that trees to be retained are protected.

38. Limited Root Pruning

No tree roots of 40mm or greater in diameter located within the specified radius of the trunk/s of the following tree/s may be severed or injured in the process of any works during the construction period:

Tree No.	Botanical/Common Name	Radius in metres
6	Gingko biloba	6m
7	Ailanthus altissima	3.7m
8	Camellia japonica	2m
18	Acer spp.	2.4m
19	Lophostemon confertus	7m

All excavation within the specified radius of the trunks of the above trees must be hand dug to a depth of 1m under direct supervision of the Project Arborist and then by mechanical means as agreed by the Project Arborist. If tree roots less than 40mm diameter are required to be severed for the purposes of constructing the approved works, they must be cut cleanly using a sharp and fit for purpose tool. The pruning must be undertaken by a practicing Arborist.

Note – The installation of services must be undertaken accordingly.

Reason: To protect and retain trees.

39. Works to Trees

During building work, the trees detailed below can be removed.

Tree No.	Species	Location
1	Howea forsteriana	Rear Yard (Transplanting optional for this tree)
2	Cyathea spp.	Rear Yard (Transplanting optional for this tree)
3	Camellia japonica	Rear Yard
5	Cyathea spp.	Rear Yard
11	Nerium oleander	Rear Yard
12	Callistemon viminalis	Rear Yard
13	Jacaranda mimosifolia	Rear Yard
14	Unknown Species	Front Yard
15	Cupressus spp	Front Yard
16	Pittosporum undulatum	Front Yard
17	Banksia serrata	Front Yard

All tree works shall be undertaken by an arborist with a minimum Level 3 in Arboriculture, as defined by the Australian Qualification Framework and in compliance with Australian Standard AS 4373—Pruning of amenity trees and Safe Work Australia’s Guide to Managing Risks of Tree Trimming and Removal Work.

Any works in the vicinity of the Low Voltage Overhead Network (including service lines—pole to house connections) shall be undertaken by an approved Ausgrid vegetation contractor for the management of vegetation conflicting with such services.

The trees to be removed must be included on all Construction Certificate plans shown in red.

NOTE: Reference should be made to the Arboricultural Impact Assessment Report prepared by NSW trees dated 19 March 2024 for tree numbering and locations.

Reason: To identify trees permitted to be pruned or removed.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The non-compliance with the landscape area development standard will not result any unacceptable impacts on the significant values of the Haberfield Heritage Conservation Area. The Panel considers that the streetscape presentation will be enhanced by the proposed development.

The decision of the panel was unanimous.

IWLPP1262/24 Agenda Item 6	DA/2023/0850
Address:	73 Evans Street, Rozelle
Description:	Partial demolition, erection of new dwelling house, and Torrens title subdivision.
Applicant:	Mr Joseph Panetta

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

- Joseph Panetta (Applicant)
- Andrew Martin (Supporter)

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No. DA/2023/0850 to contravene the minimum subdivision lot size, landscaped area, site coverage, and FSR standards in Clauses 4.1, 4.3 and 4.4 of Inner West Local Environmental Plan 2022 the Panel is satisfied that the Applicant has demonstrated that:
- (a) compliance with the development standards is unreasonable or unnecessary in the circumstances, and
 - (b) there are sufficient environmental planning grounds to justify the contravention of the development standards.
- B. 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*, grants consent to Development Application No. DA/2023/0850 for partial demolition, erection of new dwelling house, and Torrens title subdivision at 73 Evans Street, Rozelle subject to the conditions listed in Attachment A in the officer's report with the following changes:

Insert the following condition 15e:

- 15e The existing rocky outcrops visible along Bruce Street are to be retained and conserved as part of the proposed development.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Leichhardt Development Control Plan 2013*.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1263/24 Agenda Item 7	DA/2023/0981
Address:	44 Waterview Street, Balmain
Description:	Demolition of existing garage/storage structure and replacement with new garage and studio above, plus associated landscaping works and a new swimming pool.
Applicant:	Mrs Jana Mazzaferro

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

- Shani Middleton (Objector)
- Monique Ivanhoe (Objector)
- Anita Halby (Objector)
- Jana Mazzaferro (Applicant)
- Amy Luong (Supporter)

DECISION OF THE PANEL

- A. 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*, grants consent to Development Application No. DA/2023/0981 for demolition of existing garage/storage structure and replacement with new garage and studio above, plus associated landscaping works and a new swimming pool at 44 Waterview Street, Balmain subject to the conditions listed in Attachment A of the Assessment Report subject to the following changes:

Condition 22a and c to be amended as follows:

- a. The entire north eastern wall of the garage is to be setback 300mm from the boundary of Dots Lane.
- c. Delete the side access gate/fence along the north eastern boundary which provides independent access to the studio unit above the garage.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in the Inner West Local Environmental Plan 2022 and Leichhardt Development Control Plan 2013.

The development will not result in any unacceptable impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The Panel does not agree with the applicant's request to delete Condition 22 (a). In that regard, the setback required to the north eastern wall ensures the extent of the non-compliance with building envelope control for laneway structures is minimised.

The Panel does not agree with the applicant's request to delete Condition 22 (c). The condition is required to assist in ensuring that the rear structure is not independently accessible for use as a separate domicile.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was by majority votes - 3/1

In favour: Adam Seton, Julie Savet Ward, Alan Barnes

Against: Sharon Veale for the following reason:

The proposal is not consistent with the significance of the Waterview Heritage Conservation Area.

IWLPP1264/24 Agenda Item 8	DA/2023/0900
Address:	119 Booth Street, Annandale
Description:	The partial demolition of the former Commonwealth Bank building at 119 Booth Street and construction of a three-storey co-living development; and alterations and additions, site remediation and change of use to 'co-living' to an existing boarding house at 121-125 Booth Street, Annandale.
Applicant:	Australian Village Management Pty Ltd

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

- Rino Criola (Applicant)
- Kate Bartlett (Applicant)

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No. DA/2023/0900 to contravene the development standards in Section 4.3C – Landscaped Area for residential accommodation in Zone R1 and Section 4.4 – Floor Space Ratio of Inner West Local Environmental Plan 2022 the Panel is not satisfied that the Applicant has demonstrated that:
- (a) compliance with the development standards is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standards.
- B. 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*, refuses Development Application No. DA/2023/0900 for the partial demolition of the former Commonwealth Bank building at 119 Booth Street and construction of a three-storey co-living development; and alterations and additions, site remediation and change of use to 'co-living' to an existing boarding house at 121-125 Booth Street, Annandale for the following reasons:

Reasons for refusal

1. The proposed development is inconsistent with, and has not demonstrated compliance with the *State Environmental Planning Policy (Housing) 2021*, pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, including being inconsistent with the following:
 - a. Section 68 – the proposal fails to comply with the maximum FSR and has not submitted Clause 4.6 requests to vary the communal living area, and communal open space standards.
 - b. Section 69(1) – the proposal fails to satisfy preconditions to grant of consent with respect to non-compliant room size, lot size, manager workspace, and use of the ground floor in a business zone.

- c. Section 69(2) – the proposal fails to achieve adequate building separation and is not compatible with the local character.
2. The proposed development is inconsistent with, and has not demonstrated compliance with the *Inner West Local Environmental Plan 2022*, pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, including:
 - a. Section 1.2 Aims of the Plan; Aims (b), (g), (h), and (i)
 - b. Section 2.3 Zone Objectives for zones R1 General Residential and E1 Local Centre.
 - c. Section 4.3C Landscaped area for residential accommodation in Zone R1
 - d. Section 4.4 Floor Space Ratio
 - e. Section 4.6 Exception to development standards
 - f. Section 5.10 Heritage conservation
 - g. Section 6.8 Stormwater management
 - h. Section 6.13 Residential accommodation in Zone E1.
 3. The proposed development is inconsistent with, and has not demonstrated compliance with the *State Environmental Planning Policy (Resilience and Hazards) 2021*, pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, including:
 - a. Chapter 4 of the SEPP, as insufficient information has been provided within the submitted Contamination Report and Remediation Action Plan to enable a full and proper assessment that the site will be made suitable for the proposed use.
 4. The proposed development is inconsistent with, and has not demonstrated compliance with the Leichhardt Development Control Plan 2013, pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, including:
 - a. Section B1.1 Connections
 - b. Section C1.0 General Provisions, objectives 5 (compatible) and 6 (connected).
 - c. Section C1.1 Site and Context Analysis, objections 1b and 1d.
 - d. Section 1.3 Alterations and Additions.
 - e. Section 1.4 Heritage conservation areas and heritage items.
 - f. Section C2.2.1.4 Booth Street Distinctive Neighbourhood.
 - g. Section C3.1 Residential General Provisions.
 - h. Section C3.2 Site Layout and Building Design.
 - i. Section C3.3 Elevations and Materials.
 - j. Section C3.11 Visual Privacy.
 - k. Section C4.1 Objectives for Non-Residential Zones.
 - l. Section C4.4 Elevation and Materials.
 - m. Section C4.15 Mixed Use.
 - n. Section D2.3 Waste management for residential development.
 - o. Section E1.1.3 and 1.2.3 Stormwater management
 5. The proposal is considered to result in adverse social impacts and environmental impacts on the built environment pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*.

6. The proposal is not considered suitable for the site in its current form pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*.
7. The proposal is not considered to be in the public interest pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*.

The decision of the panel was unanimous.

IWLPP1265/24 Agenda Item 9	DA/2024/0436
Address:	226 Norton Street, Leichhardt
Description:	Torrens title subdivision of existing lot into two (2) allotments
Applicant:	Elie Sleiman

There were no registered speakers for this item.

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No. DA/2024/0436 to contravene the minimum subdivision lot size development standard in Clause 4.1 of Inner West Local Environmental Plan 2022 the Panel is satisfied that the Applicant has demonstrated that:
- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
 - (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.
- B. 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*, grants consent to Development Application No. DA/2024/0436 for Torrens title subdivision of existing lot into two (2) allotments at 226 Norton Street, Leichhardt subject to the conditions listed in Attachment A in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Leichhardt Development Control Plan 2013.

The development will not result in any impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1266/24 Agenda Item 10	DA/2024/0352
Address:	18 Ballast Point Road, Birchgrove
Description:	Proposed subdivision to create a new lot behind the subject site fronting Yeend Street Birchgrove.
Applicant:	Ms Xin Tian

There were no registered speakers for this item.

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No. DA/2024/0352 to contravene the minimum subdivision lot size development standard in Clause 4.1 of Inner West Local Environmental Plan 2022 the Panel is satisfied that the Applicant has demonstrated that:
- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
 - (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.
- B. 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, grants consent to Development Application No. DA/2024/0352 for the proposed subdivision to create a new lot behind the subject site fronting Yeend Street Birchgrove at 18 Ballast Point Road, Birchgrove subject to the conditions listed in Attachment A in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in the Inner West Local Environmental Plan 2022 and Leichhardt Development Control Plan 2013.

The development will not result in any unacceptable impacts on the amenity of the adjoining premises/properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1267/24 Agenda Item 11	REV/2024/0014
Address:	2/215 Lilyfield Road, Lilyfield
Description:	Section 8.2 Review of DA/2023/0565 determined on 13/02/2024, for alterations and additions to an existing single bedroom apartment unit including new stairs to upper level bedroom on new second floor, roof modifications, and other associated works, review involves amended plans.
Applicant:	David Springett

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

- David Springett (Applicant)
- Bruce Threlfo (Supporter)

DECISION OF THE PANEL

- A. 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*, grants consent to Application No. REV/2024/0014 for Section 8.2 Review of DA/2023/0565 determined on 13 February 2024, for alterations and additions to the existing single bedroom apartment unit including new stairs to upper level bedroom on the second floor, roof modifications, and other associated works, at 2/215 Lilyfield Road, Lilyfield subject to the conditions listed in Attachment A in the officer's report.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Leichhardt Development Control Plan 2013*.

The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

The application was amended to appropriately address the reasons for refusal in the original determination.

The decision of the panel was unanimous.

**The Inner West Planning Panel Public Meeting opened at 2:01pm
The Inner West Planning Panel Public Meeting closed at 3:25pm
The Inner West Planning Panel Meeting finished at 5:09 pm.**

CONFIRMED:

A handwritten signature in black ink, appearing to read 'Adam Seton', is enclosed within a thin black rectangular border.

**Mr Adam Seton
Chairperson
14 August 2024**