



INNER WEST LOCAL PLANNING PANEL
MEETING

11 MARCH 2025

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via teleconference on 11 March 2025

Present: Mr Adam Seton in the chair; Mr David Logan; Ms Sue Weatherly; Mr Allan Barnes.

Staff Present: Ruba Osman, Development Assessment Manager; Tom Irons, Team Leader- Development Assessment; Clare Fitzpatrick-Clark, Senior Development Support Officer and Jennifer Harding - Development Support Officer.

Meeting commenced: 2.00pm

**** 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.

IWLPP1294/25 <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.

IWLPP1295/25 Agenda Item 2	DA/2024/1028
Address:	262 Livingstone Road, Marrickville
Description:	Alterations and additions to an existing detached dwelling, including partial demolition of existing structures and construction of ground floor additions and construction of a single storey secondary dwelling and garage including a loft area, within the rear yard.
Applicant:	Func. Designs & Developments Pty. Ltd.

There were no speakers for this item.

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No.2024/1028 to contravene the non-discretionary standard in Clause 53(2)(b) of *State Environmental Planning Policy (Housing) 2021*, the Panel is satisfied that the Applicant has demonstrated that:
- a. compliance with the non-discretionary car parking development standard is unreasonable or unnecessary in the circumstances, and
 - b. there are sufficient environmental planning grounds to justify the contravention of the non-discretionary 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/2024/1028 for alterations and additions to an existing detached dwelling, including partial demolition of existing structures and construction of ground floor additions and construction of a single storey secondary dwelling and garage including a loft area, within the rear yard at 262 Livingstone Road, MARRICKVILLE subject to the conditions listed in Attachment A.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan* 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 Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the panel was unanimous.

IWLPP1296/25 Agenda Item 3	DA/2024/0631
Address:	500-502 Marrickville Road, Dulwich Hill
Description:	Partial demolition of existing structures, retention of the front portion of the building and construction of a four storey mixed use building (shop top housing), including ground floor commercial space and six residential units above.
Applicant:	Vida Builders & Developers Pty Ltd

There were no speakers for this item.

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*, **grants consent** to Development Application No. DA/2024/0631 for partial demolition of existing structures, retention of the front portion of the building including facade and construction of a four storey mixed use building (shop top housing), including ground floor commercial space and six residential units above at No. 500-502 Marrickville Road, DULWICH HILL subject to the conditions listed in Attachment A.

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 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 Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the panel was unanimous.

IWLPP1297/25 Agenda Item 4	MOD/2024/0443
Address:	4/151-153 Edgeware Road, Enmore
Description:	Section 4.55(2) Modification to DA/2023/0994 dated 19/03/2024. Modification involves construction of a pergola within the rear setback and enclosing the approved carport.
Applicant:	Sago Design

There were no speakers for this item.

DECISION OF THE PANEL

The Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.55(2) of the *Environmental Planning and Assessment Act 1979*, **approves the modification** of the development consent granted to DA/2023/0994 dated 19 March 2024, by amending the conditions of the consent in accordance with Attachment A.

REASONS FOR DECISION

The Panel considers the development as proposed to be modified is substantially the same as the development that was originally approved.

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 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 Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the panel was unanimous

IWLPP1298/25 Agenda Item 5	DA/2024/0962
Address:	35-37 Premier Street & 42 Cary Street, Marrickville
Description:	Partial demolition to existing structures and the construction of a retaining wall and fence located on the shared boundary between No. 35 & 37 Premier Street and No. 42 Cary Street.
Applicant:	Inner West Council

There were no speakers for this item.

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, **grants consent** to Development Application No. DA/2024/0962 for partial demolition to existing structures and the construction of a retaining wall and fence located on the shared boundary between No's. 35 & 37 Premier Street and No. 42 Cary Street at 35-37 Premier Street & 42 Cary Street MARRICKVILLE subject to the conditions listed in Attachment A.

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 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 Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the panel was unanimous.

IWLPP1299/25 Agenda Item 6	DA/2024/0925
Address:	22 Ellen Street, Rozelle
Description:	Demolition of existing structures, Torrens title subdivision of the existing lot into 2 allotments and construction of a two storey semi-detached dwelling on each lot, works include removal of 2 on-site trees
Applicant:	Habitat Housing Pty Ltd

There were no speakers for this item.

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No.2024/0925 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:
- i. compliance with the development standard is unreasonable or unnecessary in the circumstances, and
 - ii. 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/2024/0925 for demolition of existing structures, Torrens title subdivision of the existing lot into 2 allotments and construction of a two storey semi-detached dwelling on each lot, works include removal of 2 on-site trees at 22 Ellen Street ROZELLE, subject to the conditions listed in Attachment A.

REASONS FOR DECISION

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

Subject to recommended conditions, 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 Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the panel was unanimous.

IWLPP1300/25 Agenda Item 7	DA/2024/0306
Address:	168-172 Victoria Road & 17-19 Waterloo Street, Rozelle
Description:	Demolition of existing structures and construction of a four-storey mixed use building, including ground floor commercial space, residential accommodation above, and basement car parking, and associated works and construction of two dwelling houses with Torrens title subdivision and associated works.
Applicant:	The Trustee for Rozelle Village Trust

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

- Robyn Steele - objector
- Lex Yuan – for the applicant
- Simon Hanson – for the applicant
- Pip Hyde - for the applicant

DECISION OF THE PANEL

- A. In relation to the proposal by the development in Development Application No.2024/0925 to contravene the Floor Space Ratio development standard in 23(1)(b) of Leichhardt *Local Environmental Plan 2000* and Clause 4.1 of *Inner West Local Environmental Plan 2022*, the Panel is satisfied that the Applicant has demonstrated that:
- iii. compliance with the development standard is unreasonable or unnecessary in the circumstances, and
 - iv. 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 Deferred Commencement consent** to Development Application No. DA/2024/0306 for demolition of existing structures and construction of a four-storey mixed use building, including ground floor commercial space, residential accommodation above, and basement car parking, and associated works and construction of two dwelling houses with strata subdivision and associated works at 168-172 Victoria Road and 17-19 Waterloo Street, ROZELLE subject to the conditions listed in Attachment A as amended by the following changes;

The deferred commencement condition shall be amended as follows;

The following is a deferred commencement condition imposed pursuant to section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. This consent will not operate and may not be acted upon until the Council is satisfied as to the following matters;

1. Deferred Commencement Condition

Amended plans demonstrating the following must be provided to and approved by the Council:

- a. The proposed northwestern Terrace House with frontage to Waterloo Street must be setback 500mm from the side boundary shared with 21 Waterloo Street. The design of both terrace dwellings must be amended such that the 500mm

setback is absorbed by both proposed dwellings so that the facade remains symmetrical (ie 250mm taken from each dwelling internally).

- b. The rear balconies of the proposed Terrace Houses are to be reduced to a maximum depth of 0.9m and the associated blade walls to be deleted and replaced with privacy screens with a height of 1.6 metres measured from the finished floor levels of the rear balconies.
- c. The proposed roof top terraces to the Terrace Houses are to be deleted and replaced by non-trafficable roofing.
- d. The balconies of Units 1, 5 and 9 to be reduced to a maximum of 8sqm with dimensions 2m x 4m (depth x width) with fixed privacy screens on the northwestern side (i.e. west side as nominated on the architectural drawings) of the balconies and fixed privacy screens to return at least 2 metres on the southwestern side (i.e. south side as nominated on the architectural drawings) of the balconies. Changes to the glazing and internal configurations can be undertaken to accommodate this change
- e. The balustrades to the balconies of Units 1, 5 and 9 on the northwestern side (i.e. west side as nominated on the architectural drawings) to be of a solid/opaque finish.
- f. Units 06 and Unit 08 to achieve 8m³ of storage area (with at least 50% of the required storage located within the apartment).
- g. The proposed Torrens subdivision associated with 17-19 Waterloo Street to be removed and replaced by Strata subdivision.

Reason: To ensure that the design changes protect the amenity of the neighbourhood.

The period within which the Applicant must produce evidence to Inner West Council (Council) that is sufficient to enable it to be satisfied as to the matter in Schedule A is two (2) years from the date this Deferred Commencement consent is granted otherwise the Consent will not operate.

Condition 12 shall be amended as follows;

12. Documents related to the consent			
The development must be carried out in accordance with plans and documents listed below as amended by the plans that are approved in accordance with the deferred commencement condition and subject to any other condition of this consent;			
Plan, Revision and Issue No.	Plan Name	Date Issued/Received	Prepared by
DA100, Revision: 03	SITE PLAN & ANALYSIS PLAN	10/01/2025	SRH Architecture Pty Ltd
DA101, Revision: 03	DEMOLITION PLAN	10/01/2025	SRH Architecture Pty Ltd
DA102, Revision: 03	AMALGAMATION & SUBDIVISION PLAN	10/01/2025	SRH Architecture Pty Ltd
DA103, Revision: 03	BASEMENT PLAN	10/01/2025	SRH Architecture Pty Ltd
DA104, Revision: 03	GROUND FLOOR PLAN	10/01/2025	SRH Architecture Pty Ltd
DA105, Revision: 03	FIRST FLOOR PLAN	10/01/2025	SRH Architecture Pty Ltd

DA106, Revision: 03	SECOND FLOOR PLAN	10/01/2025	SRH Architecture Pty Ltd
DA107, Revision: 03	THIRD FLOOR PLAN	10/01/2025	SRH Architecture Pty Ltd
DA108, Revision: 03	ROOF FLOOR PLAN	10/01/2025	SRH Architecture Pty Ltd
DA109, Revision: 03	ADAPTABLE UNIT LAYOUTS	10/01/2025	SRH Architecture Pty Ltd
DA110, Revision: 03	GROUND FLOOR PLAN - WASTE PATH	10/01/2025	SRH Architecture Pty Ltd
DA111, Revision: 03	BASEMENT - RIGHT OF WAY	10/01/2025	SRH Architecture Pty Ltd
DA200, Revision: 03	ELEVATIONS	10/01/2025	SRH Architecture Pty Ltd
DA201, Revision: 03	ELEVATIONS	10/01/2025	SRH Architecture Pty Ltd
DA202, Revision: 03	ELEVATIONS	10/01/2025	SRH Architecture Pty Ltd
DA210, Revision: 03	ELEVATIONS	10/01/2025	SRH Architecture Pty Ltd
DA220, Revision: 03	ELEVATIONS	10/01/2025	SRH Architecture Pty Ltd
DA230, Revision: 03	STREETSCAPE ELEVATION	10/01/2025	SRH Architecture Pty Ltd
DA231, Revision: 03	STREETSCAPE ELEVATION	10/01/2025	SRH Architecture Pty Ltd
DA300, Revision: 03	SECTIONS	10/01/2025	SRH Architecture Pty Ltd
DA301, Revision: 03	SECTIONS	10/01/2025	SRH Architecture Pty Ltd
DA302, Revision: 03	DETAIL SECTION	10/01/2025	SRH Architecture Pty Ltd
DA700, Revision: 03	SCHEDULE OF MATERIALS AND FINISHES	10/01/2025	SRH Architecture Pty Ltd
SK501, Revision C	FOUNDATIONS	10/01/2025	SRH Architecture Pty Ltd
SK502, Revision B	BASEMENT	16/01/2025	SRH Architecture Pty Ltd
SK503, Revision B	GROUND FLOOR	16/01/2025	SRH Architecture Pty Ltd
SK504, Revision B	FIRST FLOOR	16/01/2025	SRH Architecture Pty Ltd
SK505, Revision B	SECOND FLOOR	16/01/2025	SRH Architecture Pty Ltd
SK506, Revision B	THIRD FLOOR	16/01/2025	SRH Architecture Pty Ltd
SK507, Revision B	ROOF	16/01/2025	SRH Architecture Pty Ltd
SK508, Revision B	METRO REFERENCE PLAN	16/01/2025	SRH Architecture Pty Ltd
SK509, Revision B	METRO REFERENCE PLAN	16/01/2025	SRH Architecture Pty Ltd

SK510, Revision A	WESTCONNEX REFERENCE PLAN	10/01/2025	SRH Architecture Pty Ltd
SK511, Revision A	WEST CONNEX REFERENCE SECTIONS	10/01/2025	SRH Architecture Pty Ltd
STW-000, Rev 2	METRO REFERENCE SECTIONS	02.08.23	TORINEX CONSULTING ENGINEERS
STW-101, Rev 3	STORMWATER MANAGEMENT PLAN SITE DRAINAGE DETAILS	06.09.23	TORINEX CONSULTING ENGINEERS
STW-101, Rev 2	STORMWATER MANAGEMENT PLAN BASEMENT	06.09.23	TORINEX CONSULTING ENGINEERS
STW-102, Rev 3	STORMWATER MANAGEMENT PLAN GROUND FLOOR	06.09.23	TORINEX CONSULTING ENGINEERS
STW-103, Rev 2	STORMWATER MANAGEMENT PLAN FIRST FLOOR	06.09.23	TORINEX CONSULTING ENGINEERS
STW-104, Rev 2	STORMWATER MANAGEMENT PLAN SECOND FLOOR	06.09.23	TORINEX CONSULTING ENGINEERS
STW-105, Rev 2	STORMWATER MANAGEMENT PLAN THIRD FLOOR	06.09.23	TORINEX CONSULTING ENGINEERS
STW-106, Rev 2	STORMWATER MANAGEMENT PLAN THIRD FLOOR	06.09.23	TORINEX CONSULTING ENGINEERS
STW-200, Rev 2	STORMWATER MANAGEMENT PLAN CATCHMENT PLAN	06.09.23	TORINEX CONSULTING ENGINEERS
STW-201, Rev 2	EROSION AND SEDEMENTATION CONTROL PLAN	06.09.23	TORINEX CONSULTING ENGINEERS
STW-202, Rev 2	EROSION & SEDIMENTATION CONTROL DETAILS	06.09.23	TORINEX CONSULTING ENGINEERS
STW-301, Rev 3	TYPICAL DETAILS	06.09.23	TORINEX CONSULTING ENGINEERS
STW-302, Rev 2	TYPICAL DETAILS	06.09.23	TORINEX CONSULTING ENGINEERS

STW-303, Rev 1	STORMWATER MANAGEMENT PLAN FIRST FLOOR	25.07.23	TORINEX CONSULTING ENGINEERS
Issue 2	Electrolysis & Stray Traction Current Report	18 OCT 2024	TORINEX CONSULTING ENGINEERS
12289.01.PSCA, Revision 0	PHASE 1 PRELIMINARY SITE CONTAMINATION INVESTIGATION	4 September 2023	Getex Pty Limited
12289.01.TSCA, Revision 0	PARTIAL PHASE 2 SITE CONTAMINATION ASSESSMENT	28 March 2024	Getex Pty Limited
12289.01.RMAP, Revision 0	REMEDIAL ACTION PLAN	10 April 2024	Getex Pty Limited
E26113.G03	Geotechnical Investigation	1 September 2023	EI Australia
E26113.G06	Finite Element Analysis for Sydney Metro	10 January 2024	EI Australia
20E-23-0014-TRP- 62266-0	Acoustic report	11 August 2023	Vipac Engineers and Scientists Limited
LP01- 1323, Revision F	Site Plan	22.10.24	TWLA
LP02- 1323, Revision F	Landscape Plan - Ground Internal	22.10.24	TWLA
LP03- 1323, Revision F	Landscape Plan - Ground_Waterloo St	22.10.24	TWLA
LP04- 1323, Revision F	Landscape Plan - Ground_Victoria Rd	22.10.24	TWLA
LP05- 1323, Revision F	Landscape Plan - Level 1	22.10.24	TWLA
LP06- 1323, Revision F	Landscape Plan - Level 2	22.10.24	TWLA
LP07- 1323, Revision F	Landscape Plan - Level 3	22.10.24	TWLA
LP08- 1323, Revision F	Landscape Plan - Roof	22.10.24	TWLA
1412572M_03	BASIX Certificate	24 October 2024	EPS

Reason: To ensure development is carried out in accordance with the approved documents.

That Condition 1A be added as per the following;

1A. Easement

A construction certificate must not be issued for any work on the site unless:

- (a) The easements for vehicular and pedestrian access through the adjoining site known as 138-152 Victoria Road, 154-156 Victoria Road, 697-699 Darling Street & 1-7 Waterloo Street, Rozelle as referred to in condition 140 of the development consent granted to development application No. D/2018/219 have been created and registered on the title of the site; and
- (b) The physical building and engineering work that is necessary to enable safe vehicular and pedestrian access to and from the proposed parking and waste collection areas on the site to and from the public road and through the easements referred to in (a) has been carried out and completed on the said adjoining site and an occupation certificate has been issued for that work.

Reason: To ensure access for parking and waste collection purposes is available and can be safely undertaken before construction of the building commences.

That Condition 83 be deleted.

REASONS FOR DECISION

The proposal, subject to recommended conditions, generally complies with the aims, objectives and design parameters contained in relevant EPIs, the *LLEP 2000* and *IWLEP 2022* and LDCP 2000 and Leichhardt DCP 2013.

The development, subject to recommended conditions, 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.

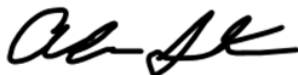
The application is considered suitable for the issue of a Deferred Commencement consent subject to the imposition of appropriate terms and conditions.

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the approval contained in that Report.

The decision of the panel was unanimous.

**The Inner West Planning Public Panel Meeting finished at 2.35pm.
The Inner West Planning Closed Panel Meeting finished at 3.56pm.**

CONFIRMED:



**Mr Adam Seton
Chairperson
11 March 2025**