



INNER WEST LOCAL PLANNING PANEL  
MEETING

**10 JUNE 2025**

MINUTES

**MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING** via teleconference on  
10 June 2025

Present: Mr John Brunton in the chair; Mr John Brockhoff; Mr David Logan; Ms Lea Richards.

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

Meeting commenced: 2.01pm

**\*\* 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.

<b>IWLPP1308/25</b> <b><i>Agenda Item 1</i></b>	<b>Standing Item - Report in Accordance with Ministerial Direction:</b> <b>Pending Local Planning Panel Matters</b>
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The Panel noted that there were no applications that were required to be reported.

<b>IWLPP1309/25 Agenda Item 2</b>	<b>DA/2024/0896</b>
<b>Address:</b>	44 Thornley Street, Marrickville
<b>Description:</b>	Alterations and additions to an existing detached dwelling, including partial demolition of existing structures, alterations to the lower ground floor, ground floor, first floor, construction of a swimming pool and associated pool equipment store and deck and tree removal.
<b>Applicant:</b>	Andrew Beattie

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

- Neil McKenzie – architect

## DECISION OF THE PANEL

- A. In relation to the proposal in Development Application No. DA/2024/0896 to contravene the Floor Space Ratio Development Standard in Clause 4.4 of *Inner West Local Environmental Plan 2022* the Inner West Local Planning 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/2024/0896 for alterations and additions to an existing detached dwelling, including partial demolition of existing structures, alterations to the lower ground floor, ground floor, first floor, construction of a swimming pool and associated pool equipment store and deck and tree removal at No. 44 Thornley Street MARRICKVILLE subject to the conditions listed in Attachment A of the officer's report, subject to the following amendment:
- 1. Amend condition 48 by inserting the additional sentence "one of the required trees must be located within the foreshore area in the vicinity of the rear boundary."

### 48. Certification of Tree Planting

Prior to the issue of any Occupation Certificate, the Certifying Authority is to be provided with evidence in the form of an image and a purchase invoice to confirm that:

A minimum of 2x 75 litre size trees, which will attain a minimum mature height of six (6) metres, have been planted in a suitable locations within the rear yard of the property (at least 1 metre from any boundary and 1.5 metres from any structure) and allowing for future tree growth. **One of the required trees must be located within the foreshore area in the vicinity of the rear boundary.**

The tree must meet the requirements of AS2303—*Tree stock for landscape use*. Trees listed as exempt species from Council's Tree Management Development Control Plan and species recognised to have a short life span, will not be accepted.

Trees required by this condition must be maintained and protected until they are protected by Council's Tree Management DCP. Any replacement trees found damaged, dying or dead must be replaced with the same species in the same container size within one month.

Reason: To ensure appropriate landscaping is undertaken.

### **REASONS FOR DECISION**

The proposal generally complies with the aims, objectives and design parameters contained within the relevant environmental planning instruments and development controls plans.

The Panel considered the clause 4.6 request to vary the development standard and considered support for the request to be in the public interest.

The proposal will not result in significant adverse impacts on the amenity of the adjoining properties and the streetscape, the development within the foreshore building line is consistent with similar forms of development on adjacent properties, and consequently is considered to be in the public interest.

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.

<b>IWLPP1310/25 Agenda Item 3</b>	<b>DA/2024/0628</b>
<b>Address:</b>	151 Princes Highway, St Peters
<b>Description:</b>	Alterations and additions to an existing boarding house, including partial demolition of existing structures and construction of a two-storey structure to provide a total of 14 boarding rooms.
<b>Applicant:</b>	Sam Lai

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

- *Georgene Britti – objector*
- *John Moshonis – on behalf of applicant*

## **DECISION OF THE PANEL**

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*, **refuses** Development Application No. DA/2024/0628 for alterations and additions to an existing boarding house, including partial demolition of existing structures and construction of a two-storey structure to provide a total of 14 boarding rooms at 151 Princes Highway ST PETERS, for the following reason:

1. The applicant has failed to submit sufficient evidence that existing use rights have been established by showing that the development was being unlawfully conducted at the day the existing boarding house became a prohibited development.
2. The proposed development 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, as it does not satisfy the mandatory requirement for a boarding house to be managed by a registered community housing provider.

## **REASONS FOR DECISION**

The Panel disagrees with the findings contained in the Assessment Report and resolves that the application be **refused** for several reasons.

The provisions of the Environmental Planning and Assessment Act relating to existing use rights do not allow discretion in relation to compliance with the original development consent for a development. The Panel finds that there is insufficient evidence to establish that all of the criteria for granting existing use rights have been met. The Panel's comparison of the plans submitted with the development application and the plans approved by the development consent showed changes to room sizes and the purposes for which rooms were used.

The applicant confirmed to the Panel that the submitted plans depict the manner of use for many years. As such the Panel cannot be satisfied that the existing development was being lawfully used at the time the definition of 'boarding house' changed.

Consideration was given to the potential for the proposal to satisfy the current definition of 'boarding house.' As the current method for managing the development will continue, the development would not be consistent with the requirement in the definition that a boarding house must be managed by a registered community housing provider. It was also noted that the proposal includes rooms which have an area of less than 12 square metres even though those rooms were originally approved with an area of 12 square metres.

The panel acknowledges that the public interest would be served by increasing the supply of affordable rental accommodation in the form of boarding house rooms in localities such as this. The Panel considers that there is potential for the increased use of this facility for low cost housing subject to modifications.

The decision of the Panel was unanimous.

<b>IWLPP1311/25 Agenda Item 4</b>	<b>DA/2025/0164</b>
<b>Address:</b>	6 Railway Street, Croydon
<b>Description:</b>	Alterations and additions to an existing preschool, including demolition of the existing playground fence, construction of a new playground fence.
<b>Applicant:</b>	Nagy Khoury Design Pty Ltd

#### **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/2025/0164 for alterations and additions to an existing preschool, including demolition of the existing playground fence and construction of a new playground fence at 6 Railway Street CROYDON subject to the conditions listed in Attachment A of 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 Inner West Comprehensive Development Control Plan 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 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.



<b>IWLPP1312/25</b> <b>Agenda Item 5</b>	<b>DA/2025/0001</b>
<b>Address:</b>	21-35 John Street, Leichhardt
<b>Description:</b>	Fit out and use of a premises as a storage premises operating 6:00am to 9:00pm daily.
<b>Applicant:</b>	Storage investments

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

- *Jillan Sneyd – applicant*
- *Peter Leipus – applicant*

## **DECISION OF THE PANEL**

- A. In relation to the proposal in Development Application No. DA/2025/0001 to contravene the floor space ratio development standard in Clause 4.4 of *Inner West Local Environmental Plan 2022* the Inner West Local Planning 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/2025/0001 for Fit out and use of a premises as a storage premises operating 6.00am to 9.00pm daily at 21-35 John Street LEICHHARDT subject to the conditions listed in Attachment A of 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, subject to recommended conditions, 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.

Careful consideration was given to the issues raised in public submissions but the Panel considers the application is suitable for approval subject to the imposition of appropriate conditions.

The Panel supports the findings contained in the assessment report, especially in relation to the request for a variation to the floor space ratio development standard, and endorses the reasons for the approval contained in that report.

The decision of the Panel was unanimous.

<b>IWLPP1314/25 Agenda Item 6</b>	DA/2024/0604
<b>Address:</b>	2 Goodsir Street, Rozelle
<b>Description:</b>	Demolition of existing detached dwelling, construction of double storey dwelling, in-ground swimming pool and landscaping works.
<b>Applicant:</b>	Mr Mark McFarlane

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

- *Rebecca Le Tourneau – objector*
- *Nicole Hoare – objector*
- *Elyse Sainsbury – objector*
- *Tania Gibbons – objector*
- *Mark Boutros – planner*
- *Mark Alves – architect*
- *Ashleigh McFarlane – applicant*

#### **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/2024/0604 for the demolition of the existing detached dwelling, construction of a double storey dwelling, in-ground swimming pool and landscaping works at 2 Goodsir Street ROZELLE subject to the conditions listed in Attachment A of 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 majority of the Panel considers that 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 proposal complies with all development standards, and the requested breaches of the boundary setback criteria are minor and will have no adverse consequences.

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

The decision of the Panel was as follows:

- Mr John Brunton and Mr John Brockhoff voted for the recommended approval.
- Mr David Logan and Ms Lea Richards voted against approval.
- The Chair used his casting vote in favour of granting consent.

Mr David Logan and Ms Lea Richards are of the opinion that the development is inappropriate because of its impact on the amenity of adjoining properties and there is a non compliance with the DCP setback requirement from the northern and western boundaries. These non compliances have amenity implications for the neighbouring properties. The proposed built form is unsympathetic to the surroundings. A more traditional roof form with

accommodation contained within the roof form would be more appropriate in this location and would result in fewer amenity impacts.

<b>IWLPP1315/25 Agenda Item 7</b>	DA/2024/0737
<b>Address:</b>	72 Beattie Street, Balmain
<b>Description:</b>	Alterations and additions to an existing residential flat building, including partial demolition of existing internal and external structures, internal renovations and external additions to Units 1, 2 and 3 which includes new stairs and lift, new rear skillion dormer to the rear roof plane, new side front entry, new rear terrace and associated landscaping works.
<b>Applicant:</b>	Mr Michael A Hall

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

- Lorna Harrison – objector
- Fiona Sarazen – objector
- Nicole Graham – applicant
- Simon Vaughan – applicant
- Roberto Bianco – applicant's planner

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

- A. In relation to the proposal in Development Application No. DA/2024/0737 to contravene the floor space ratio development standard in Clause 4.4 of *Inner West Local Environmental Plan 2022* the Inner West Local Planning 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/2024/0737 for alterations and additions to an existing residential flat building, including partial demolition of existing internal and external structures, internal renovations and external additions to Units 1, 2 and 3 which includes new stairs and lift, new rear skillion dormer to the rear roof plane, new side front entry, new rear terrace, and associated landscaping works. at 72 Beattie Street BALMAIN subject to the conditions listed in Attachment A of the officer's report, as amended by the addition of the following condition:

#### **26A. Design Change**

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

- i) All elevated balconies shall contain a privacy screen on the eastern and western sides with a minimum height of 1.6 m from the finished floor level with a block out density of 75%.

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

## **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 Panel carefully considered the public submissions and concluded that 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 Panel took account of the privacy concerns raised by the neighbours in relation to the use of balconies and outdoor terraces and imposed an appropriate condition.

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

The decision of the Panel was unanimous.

<b>IWLPP1316/25 Agenda Item 8</b>	DA/2024/0933
<b>Address:</b>	57 Nelson Street, Rozelle
<b>Description:</b>	Alterations and additions to an existing mixed-use building, including partial demolition of existing structures, construction of ground floor and first floor addition and associated works, including remediation of the site.
<b>Applicant:</b>	Mr Ray Stevens

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

- Justine Patterson – applicant

## DECISION OF THE PANEL

- A. In relation to the proposal in Development Application No. DA/2024/0933 to contravene the landscaped area, site coverage and floor space ratio development standards in Clauses 4.3C and 4.4 of *Inner West Local Environmental Plan 2022*, the Inner West Local Planning 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/2024/0933 for alterations and additions to an existing mixed-use building, including partial demolition of existing structures, construction of ground floor and first floor addition and associated works, including remediation of the site at 57 Nelson Street ROZELLE subject to the conditions listed in Attachment A of the officer's report, subject to the following change:
1. Delete recommended condition 20 which was included in error.

## 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 Panel supports the findings contained in the assessment report and endorses the reasons for the approval contained in that report.

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

The decision of the Panel was unanimous.

<b>IWLPP1317/25 Agenda Item 9</b>	DA/2024/1074
<b>Address:</b>	70 Annandale Street, Annandale
<b>Description:</b>	Alterations and additions to an existing semi-detached dwelling, including secondary dwelling.
<b>Applicant:</b>	Mr John G Pagan

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

- John Pagan – applicant

## DECISION OF THE PANEL

1. In relation to the proposal in Development Application DA/2024/1074 to contravene the floor space ratio development standard in Clause 4.4 of *Inner West Local Environmental Plan 2022*, the Inner West Local Planning 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.
2. In relation to the proposal in Development Application DA/2024/1074 to contravene the floor space ratio development standard in Section 52 of the *Housing SEPP*, the Inner West Local Planning 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.
3. In relation to the proposal in Development Application DA/2024/1074 to contravene the minimum site area development standard in Section 53 of the *Housing SEPP*, the Inner West Local Planning 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.
4. 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/2024/1074 for alterations and additions to an existing semi-detached dwelling, including secondary dwelling at 70 Annandale Street ANNANDALE subject to the conditions listed in Attachment A of the officer's report, subject to the following change:

1. That condition 23 be amended to read:

## 23. Construction Methods to Minimise Impact on Trees

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that the proposed stairs from the garage to the rear lawn and any associated retaining walls are relocated to be clear of the tree protection zone.

Reason: To mitigate the impact of the work on trees to be retained.

## **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*.

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 resulting additions to the site will maintain a built form which is consistent with surrounding development within both Annandale Street and Young Lane. Subject to the recommended design change condition for windows to Young Lane, the development will respect the heritage significance of the Heritage Conservation Area.

The Panel supports the findings contained in the assessment report and endorses the reasons for the approval contained in that report.

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

The decision of the Panel was unanimous.



<b>IWLPP1318/25 Agenda Item 10</b>	DA/2024/0882
<b>Address:</b>	314 Liverpool Road, Ashfield
<b>Description:</b>	Alterations and additions to an approved Residential Flat Building under DA/2020/0583 dated 17 September 2021, which includes the construction of a new 3rd level with 7 additional residential units and the allocation of 11 affordable housing units.
<b>Applicant:</b>	Mr Tony Sukkar

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

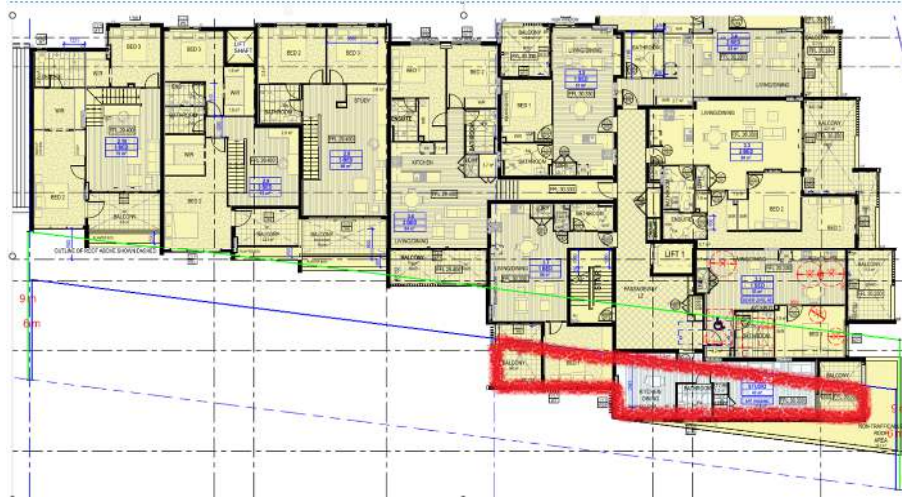
- Philip North – applicant’s planning consultant
- Tony Sukkar – applicant

## DECISION OF THE PANEL

- A. The Inner West Local Planning Panel is satisfied that the applicant has established that, due to the coming into force of an environmental planning instrument which has the effect of prohibiting the development of a residential flat building, the site is subject to existing use rights and the development application is determined in accordance with the provisions of Division 4.11 of the Environmental planning and Assessment Act 1979 and relevant Regulations.
- 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/2024/0882 for alterations and additions to an approved Residential Flat Building under DA/2020/0583 dated 17 September 2021, which includes the construction of a new 3rd level with 7 additional residential units and the allocation of 11 affordable housing units. at 314 Liverpool Road ASHFIELD subject to the conditions listed in Attachment A of the officer’s report, subject to amendment of conditions 35, 36, 68 and 75 as follows:

<b>35</b>	<b>Design Change</b>
	<p>Prior to the issue of a Construction Certificate, amended plans are to be submitted to the satisfaction of Council’s Manager Development Assessment demonstrating the following:</p> <ol style="list-style-type: none"> <li>a. Balcony balustrades along the eastern elevation of building A are to be treated with obscure glazing.</li> <li>b. Open elements or voids below building B must incorporate enclosing/screening grills but must be designed to have a maximum of 7.4% blockage.</li> <li>c. The privacy screening between ground floor apartments and the along the ground floor eastern elevation on building A is to be no higher than 1.6m in height from the relevant finished floor level of each apartment.</li> <li>d. The courtyard which services bed 1 in G.13 is to be deleted, and the glass doors replaced with a window to match window 1 in U1.13.</li> <li>e. The courtyard which services bed 1 in G.12 is to be deleted, and the glass doors replaced with a window to match window 1 in U1.12.</li> <li>f. The materials and finishes schedule is to be amended to delete reference to ‘or similar’.</li> </ol>

- g. The deletion of that part of the building on Level 3 identified in the plan below outlined in red. The floor plans and elevations of apartments 3.2 and 3.7, and the passageway are to be amended to be consistent with the fenestration, modulation, articulation and materials of the remainder of the building. Unit 3.7 shall be provided with a balcony that complies with Apartment Design Guide size requirements and any new openings/balconies shall be finished in a manner which will not create adverse overlooking impacts.



Reason: To ensure that the design changes protect the amenity of the neighbourhood and adjoining conservation area.

### 36 Section 7.11 Contribution

In accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:

Contribution Category	Amount
Open Space & Recreation	\$85,800.00
Community Facilities	\$15,903.00
Transport	\$11,280.00
Drainage	\$5,916.00
Plan Administration	\$1,102.00
<b>TOTAL</b>	<b>\$120,000.00</b>

At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:

$$C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} \div CPI_{\text{consent}})$$

Where:

$C_{\text{payment}}$  = is the contribution at time of payment

$C_{\text{consent}}$  = is the contribution at the time of consent, as shown above

	<p>CPIconsent = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 140.9 for the March 2025 quarter.</p> <p>CPIpayment = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment</p> <p>Note: The contribution payable will not be less than the contribution specified in this condition.</p> <p>The monetary contributions must be paid to Council (i) <u>if the development is for subdivision – prior to the issue of the subdivision certificate</u>, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.</p> <p><u>It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.</u></p> <p>Council's Plan may be viewed at <a href="http://www.innerwest.nsw.gov.au">www.innerwest.nsw.gov.au</a> or during normal business hours at any of Council's customer service centres.</p> <p>Please contact any of Council's customer service centres at <a href="mailto:council@innerwest.nsw.gov.au">council@innerwest.nsw.gov.au</a> or 9392 5000 to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.</p> <p>Once the invoice is obtained, payment may be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to <a href="http://www.innerwest.nsw.gov.au/invoice">www.innerwest.nsw.gov.au/invoice</a>; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).</p> <p>The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.</p> <p>Reason: To ensure payment of the required development contribution.</p>
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**Condition 68 is amended to be consistent with condition 75 by deleting a.i. and inserting instead:**

- i Units G.2, G.3, G.4, G.9, 1.1, 1.2, 1.3, 1.4, 1.7, **2.1** and 2.2 must be used for the purposes of affordable housing.

<b>75</b>	<b>Terms of Affordable Housing</b>
	It is a condition of this consent that for 15 years commencing on the day on which an occupation certificate is issued for all parts of the building or buildings to which the development consent relates that:

	<ul style="list-style-type: none"> <li>a. Units G.2, G.3, G.4, G.9, 1.1, 1.2, 1.3, 1.4, 1.7, <b>2.1</b> and 2.2 must be used for affordable housing, and</li> <li>b. The affordable housing component must be managed by a registered community housing provider, and</li> <li>c. Notice of a change in the registered community housing provider who managed the affordable housing component must be given to the Registrar of Community Housing and the consent authority no later than 3 months after the change, and</li> <li>d. The registered community housing provider who manages the affordable housing component must apply the Affordable Housing Guidelines.</li> </ul> <p>Reason: To confirm the terms of the affordable housing.</p>
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## 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 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The Panel generally supports the findings contained in the assessment report and endorses the reasons for the approval contained in that report. Consideration was given to the applicant's submissions in relation to the merits of satisfying development standards for height of buildings in Inner West Local Environmental Plan 2022, and landscaped area and car parking in State Environmental Planning Policy (Housing) 2021. The Panel was satisfied regarding the merits of these submissions.

The Panel acknowledged the decision of the Land and Environment Court in granting consent to the development currently under construction which provided parameters for the determination of this application.

After considering the expected outcomes from the provisions of the planning instruments which relate to this site, the Panel was concerned about the potential adverse impact of the additional building height on the heritage conservation area and heritage item on the land to the east. The Panel was mindful of the requirements of the Apartment Design Guide for providing adequate setbacks for the portions of a building above 12 metres in height when located adjacent to land in a different zone. The need for an increased setback is heightened in this case where the adverse impacts affect items of heritage value.

While the Panel considered whether full compliance was desirable, the Panel determined that the new apartments should at least achieve the minimum setback criteria of 6 metres. In reaching this decision the Panel was mindful of the public benefit in increasing the supply of affordable housing. It also accepted the undertaking from the applicant's consultant that vegetation will be planted along the site's eastern boundary to create a visual screen between the development site and the adjacent sites of heritage value.

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

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

The decision of the Panel was unanimous.

**The Inner West Planning Panel Public Meeting finished at 4.09pm.  
The Inner West Planning Panel Closed Meeting finished at 6.20pm.**

**CONFIRMED:**

A handwritten signature in black ink, appearing to read 'John Brunton', with a stylized, flowing script.

**Mr John Brunton  
Chairperson  
10 June 2025**