

INNER WEST LOCAL PLANNING PANEL
MEETING

8 July 2025

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING via teleconference on 8 July 2025.

Present: Mr John Brunton in the chair; Mr Brian Kirk; Ms Sharon Veale; Ms Lea Richards.

Staff Present: Ruba Osman, Development Assessment Manager; Conor Wilson, Acting Manager Development Assessment, Clare Fitzpatrick-Clark, Senior Development Support Officer and Gerardine Gally, Development Support Officer.

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Meeting commenced: 2.02 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**

The following declarations of interest were made:

Mr John Brunton declared a non-pecuniary perceived conflict of interest, as he was a member of the original Panel for Items 3 and 5 and did not participate in the briefing, public meeting, or other Panel discussions and deliberations on these matters.

Ms Lea Richards declared a non-pecuniary conflict of interest for Item 9, as she personally knows the owner of the property of the proposed development as well as a submitter and did not participate in the briefing, public meeting, or other Panel discussions on this matter.

IWLPP1319/25 <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.

IWLPP1320/25 Agenda Item 2	MOD/2025/0095
Address:	246 - 248 Wardell Road MARRICKVILLE
Description:	Section 4.55(2) Modification to DA/2021/0855 dated 10 May 2022, modification involves addition of three units to the approved shop top housing development, adjustments to wall, core set out and unit layouts.
Applicant:	Mark Beauman

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

- *Mark Beauman – Applicant*

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*, grants consent to modify Application No. MOD/2025/0095 which seeks to modify DA/2021/0855 dated 10 May 2022, so as to include the addition of three (3) units to the approved shop top housing development, provide adjustments to wall, core set out and unit layouts at No. 246 – 248 Wardell Road Marrickville subject to the amendment of the following conditions listed in Attachment A of the officer's report as amended by the addition of the following condition:

2A. Services and Fire Hydrant Enclosure

Prior to the issue of a Construction Certificate for works above ground slab level, the Certifying Authority is to be provided with plans demonstrating that all Services (Gas meter, water meter & fire hydrant and sprinkler booster valves and the like) are enclosed in a manner that complements the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

Reason: To ensure essential services are appropriately screened

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and the 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 modification of conditions imposed under the original and subsequent consents granted.

The Panel agreed that the proposed modification is substantially the same development, supports the findings contained in the Assessment Report, and endorses the recommended reasons for the approval as amended.

The decision of the panel was unanimous.

IWLPP1321/25 Agenda Item 3	REV/2025/0003
Address:	95 Australia Street CAMPERDOWN
Description:	Section 8.2 Review of DA/2024/0700 determined on 11/02/2025, for alterations and additions to an existing semi-detached dwelling, including partial demolition of existing structures and construction of ground and first floor additions, review involves amended plans.
Applicant:	Andrew Ireland

Chair, Mr John Brunton declared a non-pecuniary conflict in this matter and did not participate in the briefing, public meeting, or other Panel discussions or deliberations on this matter.

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

- *Linden Thorley – objector*
- *Andrew Ireland - Applicant*

DECISION OF THE PANEL

The Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s8.2 of the *Environmental Planning and Assessment Act 1979*, grants approval via a DEFERRED COMMENCEMENT to Application REV/2025/0003 to review DA/2024/0700 determined on 11 February 2025, for alterations and additions to an existing semi-detached dwelling, including partial demolition of existing structures and construction of ground and first floor additions at 95 Australia Street Camperdown subject to the conditions listed in Attachment A of the officer's report and with additions to the deferred commencement condition:

Add the following to the end of the deferred commencement condition;

- k. The plans must clearly show the retention of the front chimney
- l. Details of privacy screening on the southern elevation shall be provided so as to ensure sightlines are restricted to neighbouring properties
- m. A detailed finishes and materials schedule is to be provided with annotations to be shown on the elevations. Muted tones are to be implemented for the new work to ensure that it appears visually recessive.

REASONS FOR DECISION

The proposal is capable of complying with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Marrickville Development Control Plan 2011*, subject to the amendments as described in the recommended deferred commencement condition which protects the Australia Street presentation and part of the form of the original dwelling.

Subject to compliance with the deferred commencement condition, 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 the issue of a deferred commencement approval.

The Panel supports the findings contained in the Assessment Report and endorses the recommended reasons for the deferred commencement approval as amended by the Panel.

The decision of the Panel of three was unanimous, noting that Mr John Brunton did not participate in the briefing, public meeting, or other Panel discussions on this matter.

IWLPP1322/25 Agenda Item 4	DA/2025/0074
Address:	162 Darley Street & 169 Lord Street NEWTOWN
Description:	Boundary re-adjustment between two (2) existing lots
Applicant:	Mr Graham Bakewell

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

- Graham Bakewell – Applicant
- Benjamin Black – Planner

DECISION OF THE PANEL

- A. In relation to the proposal in Development Application No. DA/2025/0074 to contravene the FSR 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/2025/0074 for boundary re-adjustment between two (2) existing lots at 162 Darley Street and 169 Lord Street Newtown subject to the conditions listed in Attachment A of the officer's report and as amended as follows:

Condition 3 be amended as follows:

3	Other works
	Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the <i>Environmental Planning and Assessment Act 1979</i> . This consent relates only to the boundary adjustment. Any proposal to use 169 Lord Street for residential purposes must obtain approval by way of a new Development Application.
	Reason: To ensure compliance with legislative requirements.

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 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.

IWLPP1323/25 Agenda Item 5	REV/2025/0004
Address:	37 John Street LEICHHARDT
Description:	S8.2 Review of Determination No. DA/2023/1123 dated 10 December 2024 for demolition of existing structures, construction of a new two storey light industrial development to John Street and new warehouse with mezzanine office to Whites Creek Lane with associated site works
Applicant:	JDS DP C/-Koturic & Co. Pty

Chair, Mr John Brunton declared a non-pecuniary conflict in this matter and did not participate in the briefing, public meeting, or other Panel discussions on this matter.

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

- Sandra De Sousa – Applicant
- Steven Koturic - Applicant

DECISION OF THE PANEL

The Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s.8.2 of the *Environmental Planning and Assessment Act 1979*, grants APPROVAL to Application No. REV/2025/0004 to review DA/2023/1123 determined on 10 December 2024 for the demolition of existing structures, construction of a new two storey light industrial development to John Street and new warehouse with mezzanine office to Whites Creek Lane with associated site works at 37 John Street Leichhardt subject to the conditions listed in Attachment A of the officer's report and amended as follows;

That condition 14 be amended as follows (in bold) to reflect the correct numbering of plans;

14	Documents related to the consent			
	The development must be carried out in accordance with plans and documents listed below:			
	Plan, Revision and Issue No.	Plan Name	Date Issued/Received	Prepared by
	DA-01 C	Site Plan	March 2025	Koturic+Co.
	DA-02 E	Subterranean Plan	March 2025	Koturic+Co.
	DA-03 E	Ground Floor Plan	March 2025	Koturic+Co.
	DA-04 C	First Floor Plan	March 2025	Koturic+Co.
	DA-05 B	Roof Plan	March 2025	Koturic+Co.
	DA-06 B	Elevations	March 2025	Koturic+Co.
	DA-07 C	Sections	March 2025	Koturic+Co.
	DA-13 B	Material/Colour Schedule	March 2025	Koturic+Co.
	DA-14 B	Driveway Sections	March 2025	Koturic+Co.
	601-L1 D	Landscape Plan	1/6/2023	impact planners pty ltd

	<p>As amended by the conditions of consent.</p> <p>Reason: To ensure development is carried out in accordance with the approved documents.</p>
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That condition 30 be amended as follows;

30	<p>Flood Risk Management Plan</p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Flood Risk Management Plan prepared and certified by a suitably experienced Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The Plan must be prepared/amended to make provision for the following:</p> <ol style="list-style-type: none"> The plan must be generally in accordance with the recommendations of the Flood Risk Management Study prepared by Hydrostorm Consulting Version 2 and dated 6/4/25. Recommendations on all precautions to minimise risk to personal safety of occupants and the risk of property damage for the total development. Such recommendations must be consistent with the approved development. The flood impacts on the site must be assessed for the 100-year ARI and Probable Maximum Flood (PMF) storm events. The precautions must include but not be limited to the following: <ol style="list-style-type: none"> Types of materials to be used to ensure the structural integrity of the building to immersion and impact of velocity and debris. Waterproofing methods, including electrical equipment, wiring, fuel lines or any other service pipes or connections. Flood warning signs/depth indicators for areas that may be inundated A flood evacuation strategy. On-site response plan to minimise flood damage, demonstrating that adequate storage areas are available for hazardous materials and valuable goods above the flood level. To protect the buildings from flooding, the floor levels of Units 1 to 4 shall be set at 12.75m AHD while the floor level of the Warehouse Unit at the rear shall be set 11.25m AHD. A structural engineer's certificate must be submitted stating that the proposed building has been designed to withstand the forces of flood water, debris and buoyancy up to the 1 in 100-year flood level/(Probable Maximum Flood (PMF) level- If refuge on site proposed). The existing ground levels throughout the site must be maintained so as not to alter the existing overland flow path. All new boundary fencing or screening within the overland flow path must be of an open type to allow for the free flow of water throughout the site. With the exception of the boundary fence to the rear of 6-8 Hill Street which shall remain of an open form for the bottom 200mm of the fence but above that it may be of such form to afford privacy between properties. The proposed boundary retaining wall at the rear of 6-8 Hill Street is not approved.
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	<p>g. As the Sub Lower Floor area is below the 100 year flood level, enclosing the Sub Lower Floor area is not permitted. All areas of the Sub Lower Floor must remain open and must not be enclosed by any walls or other structures except for open type screening panels. In addition, the floor of the subfloor area shall be designed so that it can drain out freely under gravity after the flood event has passed.</p> <p>h. All works must be designed to comply with the ABCB Standard: Construction of Buildings in Flood Hazard Areas in accordance with the National Construction Code and the Building Code of Australia. Note that some terms defined in this standard have equivalent meaning to terms used in Council's Development Control Plan as listed below.</p> <ul style="list-style-type: none"> • Building Code of Australia • Defined flood level (DFL) 100-year Average Recurrence Interval flood level • Defined flood event (DFE) 100-year Average Recurrence Interval flood • Flood hazard level (FHL) Flood Planning Level (FPL). <p>Reason: To protect human life and property during a flood event</p>
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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 proposal will not result in significant adverse 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 recommended reasons for the approval as amended by the Panel.

The decision of the Panel of three was unanimous, noting that Mr John Brunton did not participate in the briefing, public meeting, or other Panel discussions on this matter.

IWLPP1324/25 Agenda Item 6	MOD/2025/0013
Address:	34 Gordon Crescent STANMORE
Description:	Section 4.55(2) Modification to DA201600371 (as modified) dated 26/10/2016, modification involves retention of swimming pool, ground floor extension, internal reconfiguration
Applicant:	Pietro Lufi

There were no registered 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 4.55(2) of the *Environmental Planning and Assessment Act* grants consent to modify DA201600371 dated 26 October 2016, by amending the conditions of the consent in accordance with Attachment A so as include the retention of swimming pool, ground floor extension, internal reconfiguration, and associated works at 34 Gordon Crescent Stanmore as per the officer's report as amended by the following:

Condition 1A be amended as follows

1A. Design Change

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

- a. The red highlight on the windows servicing the stairs for both No. 34 and No. 36 must be removed.
- b. The "brick up existing door" to the proposed "powder room" at 34 Gordon Crescent (as depicted on drawing number DA.02.2 Rev Q, dated 26/05/2025) must be deleted and replaced with "infilling of the opening using lightweight material that can be readily removed without impacting existing fabric".**
- c. External colours and finishes to the sunroom at the rear of 34 Gordon Crescent must be sympathetic to the existing dwelling house. Black and white, or similar contrasting colours, must not be used.**
- d. The repurposed fireplace in the sunroom at the rear of 34 Gordon Crescent must be ornamental only (non-operational).**
- e. The landscaped area within the private open space at the rear of 36 Gordon Crescent (i.e., the area between the dwelling house and swimming pool) must be increased by, at least, 10sqm.**

~~(Condition added under MOD/2022/0399 dated 17 May 2023)~~

Condition 7D be added as follows:

7D. Unexpected Finds

If unexpected archaeological relics or Aboriginal objects are found during the works covered by this approval, work must cease in the affected area(s) and the Department of Climate Change, Energy, Environment and Water must be notified. Additional assessment and

approval pursuant to the Heritage Act 1977 and National Parks and Wildlife Act 1974 may be required prior to works continuing in the affected area(s) based on the nature of the discovery. Council's Aboriginal Programs Supervisor is also to be notified.

Reason: To ensure that the Aboriginal and historical archaeology of the Inner West is conserved as part of the development.

REASONS FOR DECISION

The proposal generally complies with the aims, objectives and design parameters contained in the applicable State Environmental Planning Policies, *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 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.

IWLPP1325/25 Agenda Item 7	DA/2025/0071
Address:	250 Liverpool Road ASHFIELD
Description:	Alterations and additions to an existing mixed use building to facilitate an expanded ground floor tenancy and amendments to approved strata subdivision.
Applicant:	Sanjay Halasagi

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

- *Jack Wu – objector*
- *Ge Qu - objector*
- *Sanjay Halasagi - Applicant*

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/2025/0071 for alterations and additions to an existing mixed use building to facilitate an expanded ground floor tenancy and amendments to approved strata subdivision at 250 Liverpool Road Ashfield subject to the conditions listed in Attachment A of the officer's report as amended by the following:

Condition 40A be included:

40A. Access

Access to utilities that form part of the common property shall be maintained

Reason: To ensure access is maintained between the commercial and residential strata

Condition 40B be included:

40B. Services and Fire Hydrant Enclosure

Prior to the issue of a Construction Certificate for works the Certifying Authority is to be provided with plans demonstrating that the existing hydrant booster valve assembly on the Liverpool Road frontage directly in front of the subject retail premises is to be enclosed in a manner that complements the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

Reason: To ensure essential services are appropriately screened and to improve access to the retail premises.

REASONS FOR DECISION

The Panel considered the public submissions relating to the rights and interests of the strata owners, and the implications of the proposed works on the use of the premises by those owners. Some of the issues raised in those submissions are matters outside the scope of the Panel's consideration and determination.

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 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.

IWLPP1326/25 Agenda Item 8	DA/2025/0075
Address:	Gladstone Park, Darvall Street BALMAIN
Description:	Demolition of existing toilet block, construction of a sandstone wall and associated landscaping.
Applicant:	Inner West Council

There were no registered 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/2025/0075 for the demolition of an existing toilet block, construction of a sandstone wall and associated landscaping at Gladstone Park, Darvall Street Balmain subject to the conditions listed in Attachment A of the officer's report as amended as follows:

Condition 2 be deleted

~~Condition 2 – Stormwater Drainage System – Simple~~

~~This condition should be deleted, as the proposal involves demolition of the building and reinstatement of the sandstone wall and garden bed. No stormwater drainage system is proposed.~~

Condition 12 be amended as follows:

Condition 12 – Boundary Wall:

The Certifying Authority must be provided with plans that address the demolition of the toilet and boundary wall, prepared certified as compliant with the terms of this condition by a qualified civil Engineer(s) who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The plans must be prepared/ amended to make provision for the following:

- 1. The boundary retaining wall of the site shall be designed such that all components of the wall are fully within the property boundary.***
- 2. Retaining walls must be entirely self-supporting in the event that excavation is undertaken within the road reserve adjacent to the property boundary to the depth of the proposed structure.***
- 3. Any existing or proposed retaining walls that provide support to the road reserve must be adequate to withstand the loadings that could be reasonably expected from within the constructed road and footpath area, including normal traffic and heavy construction and earth moving equipment, based on a design life of not less than 50 years.***
- 4. No adverse impact on surrounding properties including Council's footpath and road.***
- 5. The entry door for the site must not encroach into Council's property.***

Reason: To ensure that the design is structurally sound and has been appropriately certified.

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 a significant impact on the heritage values of Gladstone Park or the surrounding The Valley Heritage Conservation Area.

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.

IWLPP1327/25 Agenda Item 9	DA/2025/0110
Address:	167 Norton Street LEICHHARDT
Description:	Demolition of existing structures and construction of a four storey mixed use development, containing a ground floor commercial premises and seven dwelling units.
Applicant:	Desim Pty Ltd

Panel member, Ms Lea Richards declared a non-pecuniary conflict in this matter and did not participate in the briefing, public meeting, or other Panel discussions on this matter.

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

- Michelle Hobbs – Supporter
- Tatjana Djurric-Simovic – Applicant
- Gina Bortolin Papa - 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** Development Application No. DA/2025/0110 for the demolition of existing structures and construction of a four storey mixed use development, containing a ground floor commercial premises and seven residential units at No. 167 Norton Street, Leichhardt for the reasons contained in Attachment A.

Attachment A – Reasons for refusal

1. Development consent cannot be granted as the proposed residential flat building at the rear of the site is prohibited in the E1 Local Centre zone under the Inner West Local Environmental Plan 2022.
2. The proposal breaches the additional floor space ratio allowance development standard contained in Section 16(1) of State Environmental Planning Policy (Housing) 2021 and no clause 4.6 variation request has been submitted to justify this breach.
3. The site is unsuitable for the proposed development as its size and dimensions are insufficient to accommodate two residential buildings. This results in inadequate building separation distances between the two buildings on the site, and between the building at the rear of the site and the adjoining site to the east. The area of the lot is less than the minimum lot size specified as the non-discretionary development standard in Section 19(2)(a) of State Environmental Planning Policy (Housing) 2021.
4. The site is unsuitable for the proposed development as its size and dimensions are insufficient to enable the development to provide car parking for residents. The car parking provision is less than the minimum specified as the non-discretionary development standard in Section 19(2)(e) and (f), and Section 148(2)(a) of State Environmental Planning Policy (Housing) 2021.

5. The proposal does not provide adequate ceiling heights in lower level apartments to allow flexibility and conversion to non-residential uses as specified in Objective 4C-3 of the Apartment Design Guide, and the ceiling heights are less than the minimum specified as the non-discretionary development standard in Section 148(2)(c) of State Environmental Planning Policy (Housing) 2021.
6. The proposed development does not comply with the objectives, criteria and guidance contained in the Apartment Design Guide relating to 2F Building separation, 3D Communal open space, 3F Visual privacy, 3J Car parking, 4C Ceiling heights, and 4E private open space and balconies.
7. The proposed development does not comply with the maximum floor space ratio development standard contained in clause 4.4 of the Inner West Local Environmental Plan 2022, and no request for a variation under clause 4.6 has been provided to justify the breach.
8. The proposed development does not comply with the provisions in clause 4.4A (3)(c) of the Inner West Local Environmental Plan 2022, and therefore breaches the maximum floor space ratio development standard contained in clause 4.4A, and no request for a variation under clause 4.6 has been provided to justify the breach.
9. The proposed development does not comply with the provisions of clause 6.13(3) of the Inner West Local Environmental Plan 2022 relating to the desired future character of the area in relation to its bulk, form, uses and scale, especially as the use of the ground floor level for residential accommodation reduces the amount of floor area available for retail and business activities to support the vitality of the local centre.
10. The proposed development is of a form which would be inconsistent with the heritage provisions of clause 5.10 of the Inner West Local Environmental Plan 2022, and would adversely impact the heritage conservation area.
11. The proposal fails to comply with the Desired Future Character controls under Parts C2.2.3.5 and C2.2.3.5(c) of Leichhardt Development Control Plan 2013.
12. The proposed development is not in the public interest.

REASONS FOR DECISION

The Panel is not satisfied that the proposed development is compatible with the desired future character for Norton Street and consequently the requirements of clause 4.4A and clause 6.13 have not been achieved. The bulk and scale of the rear building would have unacceptable impacts on the residential properties to the rear. Contrary to the intent of these clauses and the objectives of the zone, the proposal includes residential accommodation as the primary use.

As the requirements of these clauses are not satisfied the proposal does not benefit from the increase in floor space ratio. The development standard for floor space ratio is exceeded and a request to vary the development standard has not been submitted for the Panel to consider. In these circumstances the Panel cannot approve the application.

The proposal represents an overdevelopment of the site which will have adverse consequences for the amenity of residents in the dwelling houses in Arthur Street to the rear.

The proposal would have a material impact on the character of the streetscape of Norton Street, and thereby set an undesirable precedent.

The Panel supports the findings contained in the Assessment Report and endorses the reasons for the refusal contained in that Report as amended.

The proposal in its current form is prohibited in the E1 Local Centre zone. Additionally, the proposal does not comply with the aims, objectives and design parameters contained in the *Inner West Local Environmental Plan 2022*, the *State Environmental Planning Policy (Housing) 2021*, and the *Leichhardt Development Control Plan 2013*.

The application is considered unsupportable and in view of the circumstances the application is refused.

The decision of the Panel of three was unanimous, noting that Ms Lea Richards did not participate in the briefing, public meeting, or other Panel discussions on this matter.

IWLPP1328/25 Agenda Item 10	DA/2025/0009
Address:	28 Eton Street CAMPERDOWN
Description:	Alterations and additions to an existing dwelling house, including partial demolition of existing structures, construction of basement storage, ground floor and first floor additions.
Applicant:	Alexander Symes

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

- Andrew Ireland – objector
- Alexander Symes – Applicant
- Linden Thorley - supporter

DECISION OF THE PANEL

- A. In relation to the proposal in Development Application No. DA/2025/0009 to contravene the Floor Space Ratio Development Standard under Section 4.4 of the *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/2025/0009 for alterations and additions to an existing dwelling house, including partial demolition of existing structures, construction of basement storage, ground floor and first floor additions at No. 28 Eton Street CAMPERDOWN NSW 2050 subject to the conditions listed in Attachment A as per 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 as amended (by condition) 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.

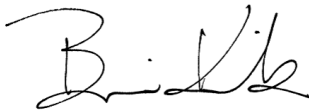
The decision of the panel was unanimous.

**The Inner West Planning Panel Public Meeting finished at 3.25pm.
The Inner West Planning Panel Closed Meeting finished at 5.10pm.**

CONFIRMED:

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

**Mr John Brunton
Chairperson (All items excluding Items 3 and 5)
8 July 2025**

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

**Mr Brian Kirk
Chairperson (for Items 3 and 5)
8 July 2025**