

**C0625(1) Item 14      Planning Proposal for 75-85 Crown Street and 116 Princes Highway, St Peters**

**Motion: (Howard/D'Arienzo)**

1. That Council support the Planning Proposal for 75-85 Crown Street and 116 Princes Highway St Peters to amend the *Inner West Local Environmental Plan 2022*, proceeding to Gateway subject to the following:
  - a) Reduce the maximum Floor Space Ratio (FSR) to 4:1.
  - b) Include a site-specific local provision requiring at least 2% of new residential Gross Floor Area (GFA) be provided as affordable housing, managed by a registered community housing provider in perpetuity.
2. That Council forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*, requesting the following Gateway conditions:
  - a) Planning Proposal document be updated consistent with the reduced FSR and affordable housing requirement;
  - b) Urban Design Report be updated illustrating the built form outcome consistent with reduced FSR, including a reference scheme showing the corresponding GFA and number of dwellings;
  - c) Traffic Impact Assessment be updated and include a strategic-level Green Travel Plan demonstrating mechanisms for delivering effective mode shift;
  - d) Sustainability strategy be prepared to demonstrate a commitment to exceed minimum sustainability requirements established by standards such as NABERS, BASIX, or NatHERS; and
  - e) Site-specific amendment to Marrickville Development Control Plan 2011 be updated to be consistent with the updated Planning Proposal and other supporting documents.
3. That Council request the NSW Department of Planning, Housing and Infrastructure to authorise Council to be the Local Plan Making Authority (LPMA), and if Council is authorised as the LPMA, Council delegate the plan making functions to Director Planning to exercise the function in accordance with the LEP Making Guideline.
4. That following receipt of an affirmative Gateway Determination and compliance with its conditions, agree to place the updated Planning Proposal and supporting documentation on public exhibition for a minimum of 28 days and consult with public authorities in accordance with the Gateway Determination.
5. That following the conclusion of the exhibition period, the Planning Proposal be brought back to Council for consideration.

**Motion Carried**

**For Motion:** Crs Antoniou, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott, Smith and Tastan  
**Against Motion:** Nil  
**Absent:** Cr Raciti

**Amendment (Antoniou/Blake)**

**That point 1 be amended to:**

1. That Council support the Planning Proposal for 75-85 Crown Street and 116 Princes Highway St Peters to amend the *Inner West Local Environmental Plan 2022*, proceeding to Gateway subject to the following:
  - a) Reduce the maximum Floor Space Ratio (FSR) to 4:1.

- b) Include a site-specific local provision requiring at least 15% of new residential Gross Floor Area (GFA) be provided as affordable housing, managed by a registered community housing provider in perpetuity.

## Motion Lost

**For Motion:** Crs Antoniou, Barlow, Blake and Tastan

**Against Motion:** Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott and Smith

**Absent:** Cr Raciti

## Amendment (Blake/Antoniou)

1. That Council note the Fairer Future for the Inner West plan has new standards for new developments in regards to Sustainability and Resilience, Streetscape and Public Domain, and Access and Parking.
2. That Council support the Planning Proposal for 75-85 Crown Street and 116 Princes Highway St Peters to amend the *Inner West Local Environmental Plan 2022*, proceeding to Gateway subject to the following:
  - a) Reduce the maximum Floor Space Ratio (FSR) to 4:1.
  - b) Include a site-specific local provision requiring at least 2% of new residential Gross Floor Area (GFA) be provided as affordable housing, managed by a registered community housing provider in perpetuity.
3. That Council forward the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination in accordance with section 3.34 of the *Environmental Planning and Assessment Act 1979*, requesting the following Gateway conditions:
  - a) Planning Proposal document be updated consistent with the reduced FSR and affordable housing requirement;
  - b) Urban Design Report be updated illustrating the built form outcome consistent with reduced FSR, including a reference scheme showing the corresponding GFA and number of dwellings;
  - c) Traffic Impact Assessment be updated and include a strategic-level Green Travel Plan demonstrating mechanisms for delivering effective mode shift;
  - d) Sustainability strategy be prepared to demonstrate a commitment to exceed minimum sustainability requirements established by standards such as NABERS, BASIX, or NatHERS; and
  - e) Site-specific amendment to Marrickville Development Control Plan 2011 be updated to be consistent with the updated Planning Proposal and other supporting documents and our Fairer Future Plan Proposal including maximum car parking rates and tree canopy requirements as follows:
    - i. Maximum car parking rates: Studio apartment = 0, 1 bedroom apartment = 0.2, 2 bedroom apartment = 0.4, 3+ bedroom apartment = 1
    - ii. Tree canopy target of 25%
4. That Council request the NSW Department of Planning, Housing and Infrastructure to authorise Council to be the Local Plan Making Authority (LPMA), and if Council is authorised as the LPMA, Council delegate the plan making functions to Director Planning to exercise the function in accordance with the LEP Making Guideline.
5. That following receipt of an affirmative Gateway Determination and compliance with its conditions, agree to place the updated Planning Proposal and supporting documentation on public exhibition for a minimum of 28 days and consult with public authorities in accordance with the Gateway Determination.

## 6. That Council receive a post exhibition report for its consideration.

### Motion Lost

**For Motion:** Crs Antoniou, Barlow, Blake and Tastan

**Against Motion:** Crs Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Scott and Smith

**Absent:** Cr Raciti

Councillor Raciti returned to the Meeting at 8:34 pm.

### Procedural Motion (Byrne/Carlisle)

**That Council allow Clr Smith to speak for 1 additional minute on Item 16.**

### Motion Carried

**For Motion:** Crs Antoniou, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

**Against Motion:** Nil

**C0625(1) Item 16      Recreational Needs Survey for Girls, Young Women and Gender Diverse People**

### Motion: (Smith/Byrne)

**1. That Council endorse the draft survey and engagement framework outlined in this report subject to the following amendments:**

- a) Include reference to non-physical recreation and leisure in questions and response options, including activities such as gaming, visuals arts, and social clubs, and facilities and spaces such as libraries, community centres, town halls, and creative arts facilities.
- b) For barriers to participation, include response options such as feeling unsafe, feeling unwelcome or excluded, feeling that spaces are male-dominated, lack of physical accessibility, lack of awareness, and financial cost of participation.
- c) Amend response options for age to include a bracket of 18-24.
- d) Include additional demographic questions regarding cultural or ethnic background, Aboriginal and/or Torres Strait Islander identity, and disability status.

**2. That Council commence community engagement on a research survey which will gather information on the recreational needs, preferences and barriers faced by women, girls and gender-diverse people aged 12-24 in the Inner West.**

### Motion Carried

**For Motion:** Crs Antoniou, Barlow, Blake, Byrne, Carlisle, Clay, D'Arienzo, Fergusson, Howard, Macri, Raciti, Scott, Smith and Tastan

**Against Motion:** Nil

**C0625(1) Item 17      Clontarf Cottage Refurbishment Update**

### Motion: (Fergusson/Tastan)

**1. That Council provide a report to the August 2025 Council meeting detailing the costs associated with replacing the existing chairs and tables at Clontarf Cottage**