



INNER WEST LOCAL PLANNING PANEL
MEETING

14 October 2025

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING via teleconference on
14 October 2025

Present: Ms Alison McCabe in the chair; Ms Vanessa Holtham; Mr Jeremy Swan; Mr Allan Barnes

Staff Present: Ruba Osman, Development Assessment Manager; Ferdinand Dickel-Acting Team Leader- Development Assessment, Clare Fitzpatrick-Clark, Senior Development Support Officer; Nathan Beer, Development Support Officer

Meeting commenced: 2:04 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:

Item 5 – Chair Alison McCabe declared an interest as her firm represented the client.

IWLPP1335/25 <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.

IWLPP1336/25 Agenda Item 2	DA/2025/0404
Address:	25 Abergeldie Street, Dulwich Hill
Description:	Alterations and additions to an existing detached dwelling, including partial demolition of existing structures, construction of ground floor and first floor addition
Applicant:	Hebden Architects P/L

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

- Julie Purbrick
- Andrew Hebden

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/2025/0404 for alterations and additions to an existing detached dwelling, including partial demolition of existing structures, construction of ground floor and first floor addition at 25 Abergeldie Street DULWICH HILL subject to the conditions listed in Attachment A of the officer's report and subject to the amendment of conditions 22 and 24 as per the following;

22.	Design Change Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following: - The ensuite on the ground floor shall be installed so that it is reversible, enabling easy removal in the future. This can be achieved by: - Constructing a low nib wall running around the existing wall for reticulation on a raised floor with a step. All service penetrations and drainage connection points are to be consolidated and minimised to ensure limited impact on existing fabric. - If services are proposed to be located in a lightweight wall between ensuite and WIR, this will negate the need for a low nib wall to conceal plumbing at the base of existing walls. - The existing timber door and associated framework from the doorway proposed to be infilled between the WIR and Ex Lounge on the ground floor is to be reused for the proposed opening between the WIR and Ex Bed 2. - The existing door between the Ex Lounge and the main central hall on the ground floor is to be retained. Reason: To reduce the impact on the significance on the heritage item.
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24.	Privacy Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans indicating Windows W05, W06 and W7 being obscurely glazed. Reason: To ensure that visual privacy treatment protects the amenity of the neighbourhood.
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REASONS FOR DECISION

The Panel approved the application for the following reasons;

1. 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.
2. 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.
3. The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1337/25 Agenda Item 3	DA/2025/0199
Address:	8 Montague Street, Balmain
Description:	Adaptive reuse of the existing building for the purpose of a dual occupancy, works include partial demolition of existing structures and alterations and additions
Applicant:	Darren N Jensen

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

- *There were no speakers to this item*

DECISION OF THE PANEL

A. That the application be deferred for the applicant to:

1. Identify the pathway they are relying on for permissibility and ensure relevant documents reflect that pathway and address the relevant clause(s) in the IWC LEP (i.e Cl5.10(10) or Cl.6.12)
 2. Address clauses 5.10(5 and 10) of IWC LEP and include a Heritage Management Document that outlines a Schedule of works cross referenced with photos in a table to include the retention of significant internal elements and fabric and proposed conservation works. The document is to be prepared by the applicant's heritage consultant.
 3. Revise the Clause 4.6's so that they are consistent in the environmental planning grounds relevant to heritage.
 4. Any changes arising from the heritage management document is to be reflected in the architectural plans.
- B. The information in points 1-4 is to be uploaded in the NSW Planning Portal within 4 weeks.
- C. On receipt of the information, the Council is to prepare a supplementary report for the Panel's consideration. The Panel will determine the matter by circulation electronically.

The decision of the panel was unanimous.

IWLPP1338/25 Agenda Item 4	DA/2025/0049
Address:	7 Dibble Avenue, Marrickville
Description:	Demolition of existing structures, Torrens title subdivision of the existing lot(s) into 4 allotments and construction of a three storey attached dwelling with roof terrace on each lot and associated ancillary works.
Applicant:	Cracknell & Lonergan Architects

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

- Ed Bacon
- Peter Lonergan

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/2025/0049 for demolition of existing structures, Torrens title subdivision of the existing lot(s) into 4 allotments and construction of a three storey attached dwelling with roof terrace on each lot and associated ancillary works at 7 Dibble Avenue MARRICKVILLE for the reasons outlined below;

REASONS FOR DECISION

1. The proposed development is inconsistent with, and has not demonstrated compliance with the *Inner West Local Environmental Plan 2022*, pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, including:
 - a. Section 1.2(2)(b) and 1.2(2)(h) - Aims of Plan in that the proposed Torrens title subdivision and construction of a three-storey attached dwellings are inconsistent with the zone objectives, and does not prevent adverse social, economic and environmental impacts on the local character, given the inconsistent pattern of subdivision and resultant siting proposed.
2. The proposed development is inconsistent with, and has not demonstrated compliance with the Marrickville Development Control Plan 2011, pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, including:
 - a. Part 2.1 - Urban Design, as the proposal is inconsistent with objective O1 within this Part as the proposal does not achieve a high quality of urban design given the inconsistent subdivision pattern proposed, and the resultant uncharacteristic siting of the proposed dwellings on the site. The proposal and associated form/design is considered to adversely impact the streetscape character.
 - b. Part 2.6 – Acoustic and Visual Privacy as the proposal does not comply with control C3 within this Part as the proposed elevated terraces on the second

floor and ground floor glazing and alfresco would result in overlooking of adjoining properties.

- c. Part 2.7 – Solar Access and Overshadowing as the proposal does not comply with control C8 within this Part as the proposed lots do not achieve compliant solar access for future occupants.
- d. Part 2.10 - Parking as the proposal is inconsistent with objective O1 and control C6 as the development does not meet the car parking requirements given all of the proposed parking spaces are within the front setback and result in impacts to streetscape character and loss of on-street parking availability.
- e. Part 2.18 - Landscaping and Open Spaces as the proposal is inconsistent with objective O7 as the proposal results in private open spaces that do not receive adequate sunlight or achieve the minimum area prescribed.
- f. Part 2.20 – Tree Management as the proposal is inconsistent with objective O3 and O6 as the proposed POS provided does not allow for adequate space to support tree planting and the proposed driveway crossings are located too close to trees located on the Council verge.
- g. Part 2.25 - Stormwater Management as the proposal is inconsistent with objective O3 as the proposed subdivision layout is not supported, as it involves constructing structures over Council's stormwater pipe and easement in contravention of control C31.
- h. Part 3.2.2 - Residential Torrens title subdivision and amalgamation controls as the proposal is inconsistent with objectives O3 and O5 and controls C5 and C7 as the proposed subdivision does not retain the prevailing cadastral pattern of the surrounding lots and is not considered to reflect or reinforce the predominant subdivision pattern of the street as the proposed 4 Lots are uncharacteristic in size and dimensions.
- i. Part 4.1.4 - Good Urban Design Practice as the proposal is inconsistent with objective O13 as the proposal results in a side setback that is inconsistent with the character of the surrounding sites, and the proposed subdivision is not in keeping with the character of the area given the resultant lot size and dimensions.
- j. Part 4.1.5 - Streetscape and Design as the proposal is inconsistent with objectives O8 and O9 will result in development is not consistent with the adjoining cadastral pattern given the proposed size and dimensions of the allotments, along with the overall design and façade would not be in keeping within the streetscape character of Dibble Avenue.
- k. Part 4.1.6 - Built form and character as the proposal is inconsistent with objectives O10, O13 and O14, as the proposed side setbacks detract from the character of the streetscape, as well as not allowing enough distance from the Council stormwater easement and is not considered to be consistent with the established setback character of the area.
- l. Part 9.22 - Dulwich Hill Station South (Precinct 22) as the proposed development is not considered to consistent with the desired future character of the precinct given the proposed subdivision does not have characteristics similar to lots fronting the same street in terms of depth and shape and would not retain on-street parking.

3. The proposed development will result in adverse built environment impacts in the locality pursuant to Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*.
4. The proposal has not demonstrated that the site is suitable for the development pursuant to Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*.
5. The proposal has not demonstrated it is in the public interest pursuant to Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*.

The decision of the panel was unanimous.

IWLPP1340/25 Agenda Item 6	DA/2025/0352
Address:	667 Darling Street, Rozelle
Description:	Alterations and additions to an existing building containing a health services facility and change of use of Level 1 to tourist and visitor accommodation
Applicant:	Soroosh Moshksar

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

- There were no speakers for this item

DECISION OF THE PANEL

- A. In relation to the proposal in Development Application No. DA/2025/0199 to contravene the FSR development standard under Clause 4.4 in *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/2025/0352 for alterations and additions to an existing building containing a health services facility and change of use of Level 1 to tourist and visitor accommodation at 667 Darling Street Rozelle subject to the conditions listed in the officer's report.

REASONS FOR DECISION

The Panel approved the application for the following reasons;

1. The proposal complies with the aims, objectives and design parameters contained in Inner West Local Environmental Plan 2022 and Leichhardt Development Control Plan 2013.
2. The development would not result in an adverse impact on the streetscape, Heritage Conservation Area, or the operation of the E1 Zone and is considered to be in the public interest.
3. The application is considered suitable for approval subject to imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1341/25 Agenda Item 7	DA/2025/0489
Address:	28 Oxford Street, Newtown
Description:	Partial demolition and reconstruction of an existing retaining wall
Applicant:	The Athena School Limited

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

- Tarne Dirou

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** Development Application No. DA/2025/0489 for partial demolition of existing structures and construction of a retaining wall at 28 Oxford Street NEWTOWN, subject to the conditions listed in the officer's report and subject to amendment of condition 11 as follows;

11.	Schedule of Conservation Works Prior to the commencement of works and before the issue of a Construction Certificate, a Schedule of Conservation Works with detailed documentation of the conservation works to be prepared by a qualified Heritage Architect in accordance with the Australia ICOMOS Burra Charter 2013 and submitted to the satisfaction of Council's Heritage Specialist. The schedule is to detail the conservation of all significant fabric, including but not limited to the following: • retaining and reusing the original footing pattern of the wall • minimising damage to building fabric during demolition/dismantling • retaining existing bricks to be reused in reconstruction of the wall • qualified contractors and tradespersons are to be commissioned who are skilled in traditional building and engineering trades • indicating where new bricks- close in colour and texture to existing- will be integrated into the reconstructed wall The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building. Reason: To ensure that the heritage of the Inner West is conserved as part of the development.
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REASONS FOR DECISION

The Panel approved the application for the following reasons;

1. 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.
2. 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.
3. The application is considered suitable for approval subject to the imposition of appropriate conditions.
4. The painting of the wall is consistent with the existing wall.

The decision of the panel was unanimous.

IWLPP1342/25 Agenda Item 8	DA/2025/0308
Address:	286 Victoria Road MARRICKVILLE
Description:	Alterations and additions to an existing premises, including partial demolition to existing structures, construction of a first floor addition
Applicant:	MOVA GROUP PTY LTD

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

- There were no speakers for this item

DECISION OF THE PANEL

- A. In relation to the proposal in Development Application No. DA/2025/0308 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/2025/0308 for alterations and additions to an existing premises, including partial demolition to existing structures, construction of a first floor addition at 286 Victoria Road, MARRICKVILLE subject to the conditions listed in the officer's report

REASONS FOR DECISION

The Panel approved the application for the following reasons;

1. 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.
2. 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.
3. The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1343/25 Agenda Item 9	DA/2025/0115
Address:	17 Wellington Street ROZELLE
Description:	Alterations and additions to an existing self-storage facility
Applicant:	Nash Project Management

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

- Sarah Lee

DECISION OF THE PANEL

- A. In relation to the proposal in Development Application No. DA/2025/0115 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:
- compliance with the development standard is unreasonable or unnecessary in the circumstances, and
 - 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/2025/0115 for alterations and additions to an existing self-storage facility at 17 Wellington Street, ROZELLE subject to the conditions listed in the officer's report.

REASONS FOR DECISION

The Panel approved the application for the following reasons;

- The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and *Leichhardt Development Control Plan 2013*.
- The development will not result in any significant impacts on the amenity of the adjoining properties and the streetscape and is considered to be in the public interest.
- The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

IWLPP1344/25 Agenda Item 10	MOD/2024/0385
Address:	2C Gladstone Street NEWTOWN
Description:	Section 4.55(2) Modification to DA/2021/1188 dated 14 June 2022, modification involves internal alterations including reconfiguration of the void space and external design changes
Applicant:	Mr Peter Lonergan Cracknell & Lonergan Architects Pty Ltd

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

- Peter Mansfield
- Peter Lonergan

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 Application No. MOD/2024/0385 to modify Determination No DA/2021/1188 dated 14 June 2022. The modification involves internal reconfiguration, deletion of internal 'void', relocation of communal open space and external design changes at 2C Gladstone Street, NEWTOWN subject to the amended conditions listed in the officer's report in Attachment A.

REASONS FOR DECISION

The Panel approved the application for the following reasons;

1. 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.
2. 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.
3. The application is considered suitable for approval subject to the imposition of appropriate conditions.
4. The development is considered to be substantially the same development for which consent was originally granted.

The decision was unanimous

IWLPP1345/25 Agenda Item 11	DA/2025/0332
Address:	12 Federal Avenue ASHFIELD
Description:	Alterations and additions to an existing detached dwelling, construction of first floor addition and swimming pool
Applicant:	Soner Geren

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

- Michael Vine

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/2025/0332 for alterations and additions to an existing detached dwelling, construction of first floor addition and swimming pool at 12 Federal Avenue ASHFIELD subject to the conditions listed in the officer's report and the following amendments.

1. Addition of condition 3A to read as follows:

3A	Documents related to the consent
	This consent does not authorise any change to the existing carport and front fence. Reason: To ensure development is carried out in accordance with the approved documents.

2. Amendment to condition 22 to read as follows;

22	Design Change
	Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans indicating the following changes: a. W12 is to be either deleted or amended to be one or two awning windows which match W15 but with a width of 500mm. If two awning windows are desired, they must be equidistant from the walls of the main bed (either side of the bed). The window/s must have fixed and obscured glazing up to 1600mm above the first floor FFL. b. The roof cladding for the new addition is to be either Colorbond "Windspray" or "Wallaby." c. The ridge height of the rear addition is to be no higher than RL 38.66 Reason: To ensure the colours and materials are sympathetic to the heritage character of the Inner West.

REASONS FOR DECISION

The Panel approved the application for the following reasons;

1. 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.
2. 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.
3. The application is considered suitable for approval subject to the imposition of appropriate conditions.

The decision of the panel was unanimous.

**The Inner West Planning Panel Public Meeting finished at 3:34pm.
The Inner West Planning Panel Closed Meeting finished at 5:20pm.**

CONFIRMED:

A handwritten signature in black ink, appearing to read 'Alison McCabe', on a light grey rectangular background.

**Alison McCabe
Chairperson
14 October 2025**