

Local Planning Panel

Meeting No 120

Wednesday 13 August 2025

Notice Date 6 August 2025

minutes

Index to Minutes

ITEM	PAGE NO
1. Disclosures of Interest	3
2. Confirmation of Minutes	3
3. Development Application: 251-255 Oxford Street, Paddington - D/2025/411	4
4. Development Application: 56A Allen Street, Glebe - D/2024/1205	5
5. Development Application: 55 Vine Street, Darlington - D/2025/321	7

Present

Graham Brown (Chair), John Bilmon, Annelise Tuor and Judy MacGraw.

At the commencement of business at 5.02 pm, those present were:

Mr Brown, Mr Bilmon, Ms Tuor and Ms MacGraw.

The Executive Manager Planning and Development was also present.

The Chair opened the meeting with introductory comments about the purpose and format of the meeting and an acknowledgement of country.

Item 1 Disclosures of Interest

In accordance with clause 4.17 of the Code of Conduct, all Local Planning Panel members have lodged an annual Disclosure of Pecuniary Interests written return.

The Disclosure of Pecuniary Interests written returns are received and noted.

In accordance with section 4.9 of the Code of Conduct for Local Planning Panel Members, all panel members have signed a declaration of interest in relation to each matter on the agenda.

No members disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Local Planning Panel.

Item 2 Confirmation of Minutes

The Panel noted the minutes of the Local Planning Panel of 23 July 2025, which have been endorsed by the Chair of that meeting.

Item 3 Development Application: 251-255 Oxford Street, Paddington - D/2025/411

The Panel granted consent to Development Application Number D/2025/411 subject to the conditions set out in Attachment A to the subject report.

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the recommended conditions of consent, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Local Planning Panel.
- (B) The development is permissible with consent in the RE1 Public Recreation zone, and is consistent with the objectives of the zone, under clause 2.8 Temporary use of land of the Sydney Local Environmental Plan 2012.
- (C) The proposal has been assessed against the aims and objectives of the relevant planning controls including the Sydney Local Environmental Plan 2012 (LEP), the Sydney Development Control Plan 2012 (DCP), and the applicable Environmental Planning Instruments, and complies.
- (D) The proposal is permissible with consent in the Western Chamber of Paddington Reservoir Gardens, and is consistent with the Walter Read Reserve and Paddington Reservoir Plan of Management and Masterplan 2004, subject to recommended conditions of consent.
- (E) The proposed temporary event will not detrimentally impact the heritage significance of the heritage item or nearby heritage items.
- (F) Suitable conditions of consent are recommended to address any impacts, and the development is in the public interest.

Carried unanimously.

D/2024/411

Speaker

Elizabeth Crundall.

Item 4 Development Application: 56A Allen Street, Glebe - D/2024/1205

The Panel:

- (A) upheld the request to contravene Section 19(2)(a) relating to minimum lot size, of State Environmental Planning Policy (Housing) 2021 in accordance with Section 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012;
- (B) upheld the request to contravene Section 19(2)(d) relating to solar access to private open space areas, of State Environmental Planning Policy (Housing) 2021 in accordance with Section 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012;
- (C) upheld the request to contravene Sections 19(2)(e) & (f) relating to minimum parking, of State Environmental Planning Policy (Housing) 2021 in accordance with Section 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012; and
- (D) granted consent to Development Application Number D/2024/1205 subject to the conditions set out in Attachment A to the subject report.

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposal is permissible with consent in the R1 General Residential Zone.
- (B) Based upon the material available to the Panel at the time of determining this application, the Panel is satisfied that:
 - (i) the applicant has demonstrated that compliance with the minimum lot size standard in Section 19(2)(a) of State Environmental Planning Policy (Housing) 2021 standard is unreasonable or unnecessary in the circumstances and that there are sufficient planning grounds to justify contravention of the development standard in accordance with the requirements of Section 4.6(3) of Sydney Local Environmental Plan 2012;
 - (ii) the applicant has demonstrated that compliance with the minimum solar access to private open space standard in Section 19(2)(d) of State Environmental Planning Policy (Housing) 2021 standard is unreasonable or unnecessary in the circumstances and that there are sufficient planning grounds to justify contravention of the development standard in accordance with the requirements of Section 4.6(3) of Sydney Local Environmental Plan 2012;
 - (iii) the applicant has demonstrated that compliance with the minimum parking standard in Section 19(2)(e)&(f) of State Environmental Planning Policy (Housing) 2021 standard is unreasonable or unnecessary in the circumstances and that there are sufficient planning grounds to justify contravention of the development standard in accordance with the requirements of Section 4.6(3) of Sydney Local Environmental Plan 2012;
- (C) The proposal exhibits design excellence in accordance with the requirements contained in Section 6.21C of Sydney Local Environmental Plan 2012.
- (D) The proposed development complies with the maximum Floor Space Ratio development standard in accordance with Section 16 of State Environmental Planning Policy (Housing) 2021.

Wednesday 13 August 2025

6

Carried unanimously.

D/2024/1205

Speakers

Stacey Papadimitriou.

Antonio Caminiti (Antonio Caminiti) – on behalf of the applicant.

Item 5 Development Application: 55 Vine Street, Darlington - D/2025/321

The Panel granted consent to Development Application Number D/2025/321 subject to the conditions set out in Attachment A to the subject report.

Reasons for Decision

The application was approved for the following reasons:

- (A) The development accords with the objectives of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.
- (B) The design of the alterations and additions respond appropriately to the scale of surrounding buildings.
- (C) The development is compatible with the character of the Darling Nursery Estate Heritage Conservation Area.
- (D) The development, subject to recommended conditions, will not unreasonably compromise the amenity of nearby properties.

Carried unanimously.

D/2025/321

Speakers

Nil.

The meeting of the Local Planning Panel concluded at 5.35 pm.

CHAIR