

PLANNING PROPOSAL AUTHORITY
RECORD OF DECISION PUBLIC MEETING, POST
EXHIBITION AND FINALISATION
 STRATEGIC PLANNING PANEL OF THE
 SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	Tuesday, 16 December 2025
DATE OF PANEL DECISION	Tuesday, 9 December 2025
PANEL MEMBERS	Carl Scully (Chair), David Ryan and Stephen O'Connor, Matthew Owens, John Engeler
APOLOGIES	None
DECLARATIONS OF INTEREST	

Public meeting held by Public Teleconference on Tuesday 9 December 2025, opened at 1:00pm and closed at 3.09pm. Papers circulated electronically on 12 December 2025.

PLANNING PROPOSAL

PP-2022-2790 – Inner West LGA - 67-75 Lords Road, Leichhardt (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made subject to the following amendments:

- Amend the site-specific local provision to include an additional provision with the intent of future development on the subject site incorporating measures aimed at reducing, mitigating and avoiding any potential light spill and acoustic noise impacts from the adjacent Lambert Park. The local provision should also include an objective to ensure that any future development on the subject site addresses the potential light spill and noise impacts from the operation of Lambert Park.
- Amend the planning proposal and associated mapping for 75 Lords Road from RE1 Public Recreation to RE2 Private Recreation, with a suitable mechanism in place requiring this land to remain publicly accessible.

REASONS FOR THE DECISION

The Panel considered the Department of Planning, Housing and Infrastructure's Post-Exhibition Report, 1 December 2025 and met with the Department, Platino (Proponent), Inner West Council and members of the community in a public meeting. The Panel heard extensive debate on the various aspects of the Post-Exhibition Report especially in relation to open space, flooding, traffic and land use conflict with Lambert Park. The Panel notes that the proposed affordable housing will be provided in perpetuity.

The Panel notes the Council's, APIA football Club and the community's concerns around potential light spill and noise impacts associated with the operation of Lambert Park being the subject of complaints by the future residents of the subject site that could threaten the ongoing operation of the Club. In addition to the amendments to the instrument adopted by the Panel, the Panel recommends that Council include in the site-specific development control Plan provisions to ensure potential light spill and noise impacts are addressed.

The Panel did not support the Council's request to change the zoning from R3 Medium Density Residential to

R4 High Density Residential at this stage in the process, noting the proposal was exhibited as R3 Medium Density Residential and that the proposed changes could result in additional exhibition requirements. The Panel notes there are more opportunities for Council to achieve the uplift sought through the various ongoing strategic planning projects in the area.

The Panel has considered the request for a public hearing to be convened on the planning proposal. The Panel is of the opinion that a public hearing is not needed as the community has been provided with an opportunity to provide comments as part of the public meeting which the Panel convened.

The Panel concurred with the Department's Post Exhibition Report that the planning proposal demonstrated strategic and site-specific merit, the conditions of the Gateway had been met, agency and community consultation had occurred in accordance with the Gateway Determination requirements and submissions raised had been adequately addressed by the Department and Platino. Consequently, the proposal warrants support.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions received during the public exhibition and heard from all those wishing to address the Panel. The Panel notes that the issues of concern which were raised included open space, flooding, parking, traffic and land use conflict with Lambert Park. The Panel considers that the concerns raised by the community have been adequately addressed in the Department's Post-Exhibition Report and this Record of Decision.

PANEL MEMBERS	
 Carl Scully (Chair)	 David Ryan
 Stephen O'Connor	 Matthew Owens
 John Engeler	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. – ADDRESS	PP-2022-2790 – Inner West LGA - 67-75 Lords Road, Leichhardt
2	LEP TO BE AMENDED	Inner West Local Environmental Plan (LEP) 2022
3	PROPOSED INSTRUMENT	The exhibited planning proposal seeks to amend the Inner West LEP 2022 as follows: • rezone the site to R3 Medium Density Residential and RE1 Public Recreation. • increase the floor space ratio (FSR) to 2.4:1. • apply a maximum height of buildings of 30m. • introduce a site-specific provision requiring additional permitted uses and 5% affordable housing in perpetuity contribution rate.
4	MATERIAL CONSIDERED BY THE PANEL	• Department of Planning, Housing and Infrastructure Post-Exhibition Report, 1 December 2025 • Previous decisions made by the Strategic Planning Panel of the Sydney Eastern City Planning Panel and previous reports prepared by the Department. • Written submissions including emails during and after public exhibition: 198 • Total number of unique submissions received by way of objection: 66 • Total number of unique submissions received by way of support: 114 • Verbal submissions at the Panel’s public meeting 1:00pm – 3:09pm, 9 December 2025: ○ Registered speakers: APIA Leichhardt FC, Lords Road residents precinct committee, South Haberfield Action Group, Karen Eldridge, Dinah McClelland, Peter Alastair Stephens, Therese Briggs, Joy Camilleri ○ On behalf of Inner West Council: Simone Plummer and Daniel East ○ On behalf of the proponent: Paula Mottek from Platino
5	SITE INSPECTIONS AND BRIEFINGS BY THE PANEL	• Panel Briefing with Department of Planning, Housing & Infrastructure (DPHI): 11:00am – 11:58 am, 9 December 2025 • Panel members: Carl Scully (Chair), David Ryan and Stephen O’Connor, Matthew Owens, John Engeler • DPHI staff: Louise McMahon, Douglas Cunningham, Renee Ezzy, Sarah Waterworth • Key Issues Discussed: • Key issues arising from public exhibition • Land Use Conflict with Lambert Park • Zoning of Open Space • Affordable housing provision • Panel Determination: 3:30pm – 3:55pm, 9 December 2025

		• Panel members: Carl Scully (Chair), David Ryan and Stephen O'Connor, Matthew Owens, John Engeler • DPHI staff: Louise McMahon, Jazmin Van Veen, Douglas Cunningham, Renee Ezzy,
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