

Minutes of Extraordinary Council Meeting held on 28 April 2026 at Ashfield Service Centre

Meeting commenced at 7.30pm

Present:

Chloe Smith	Deputy Mayor
Izabella Antoniou	Councillor (Attended remotely)
Liz Atkins	Councillor
Olivia Barlow	Councillor
Andrew Blake	Councillor
Jo Carlisle	Councillor
Vicki Clay	Councillor
Jessica D'Arienzo	Councillor
Kerrie Fergusson	Councillor
Mat Howard	Councillor
Victor Macri	Councillor
Vittoria Raciti	Councillor
Philippa Scott	Councillor (Entered the meeting at 7:31 pm)
Ismet Tastan	Councillor
Peter Gainsford	General Manager
Simone Plummer	Director Planning
Ruth Callaghan	Director Community
Sharon Bowman	Director Corporate
Peter Shields	Acting Director Property and Major Projects
Manod Wickramasinghe	Acting Director Engineering
Matthew Pearce	General Counsel
George Georgakis	Administration Manager
Daniel East	Senior Manager Strategic Planning
Esther Cheong	Consultant - Director - Atlas Economics
Rory Toomey	City Architect
Jarrad Sheather	Senior Strategic Planner – Planning Policy
Kendall Banfield	Senior Strategic Transport Planner
Lynne Sheridan	Consultant – Executive Director Planning and Special Projects - Berrys Bay Studio
Aleksandar Spasenovski	Major Projects Manager
Megan Jenkins	Senior Lawyer
Katherine Paixao	Business Paper Coordinator
Tia Camelin	Business Paper Officer

APOLOGIES AND REQUEST FOR REMOTE PARTICIPATION:

Motion: (Macri/Atkins)

- 1. That leave of absence for the Mayor, Councillor Byrne be granted.**
- 2. That Council accept Councillor Antoniou's request to attend tonight's Council meeting via audio-visual link due to personal reasons.**

Motion Carried

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

Against Motion: Nil

Absent: Cr Scott

Councillor Scott entered the Meeting at 7:31 pm

DISCLOSURES OF INTEREST:

Councillor Macri declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as his relatives own property in the Local Government Area. He will remain in the meeting during discussion and voting on the matter as the conflict is such that it will not influence him carrying out his public duty.

Councillor Raciti declared a significant pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as she has investment property in the Local Government Area. She will leave the meeting during discussion and voting on the matter.

Councillor Barlow declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as her family member owns property in the Local Government Area. She will remain in the meeting during discussion and voting on the matter as the conflict is such that it will not influence her carrying out her public duty.

Councillor Atkins declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as they own property in Stanmore which is their Principal Place of Residence. They will remain in the meeting during discussion and voting on the matter as the conflict is such, it will not influence them in carrying out their public duty.

Councillor D'Arienzo declared a non-significant non-pecuniary interest in Item 1 - *Inner West Affordable Housing Policy* as she works as a Senior Advisor in the Office of The Hon Rose Jackson, Minister for Housing and Homelessness, who has responsibility for the Ministerial Affordable Housing Guidelines. She has had no involvement in the development of the Inner West Council Draft Affordable Housing Policy in her capacity as a Senior Advisor in Minister Jackson's office. Out of an abundance of caution she declares the conflict and will remain in the meeting during discussion and voting on the matter.

Councillor D'Arienzo declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as her Principal Place of Residence is located in the Local Government Area and her sister and her wife hold interests in a residential property in the Local Government Area. As these interests do not reasonably influence any decision she makes on voting on the Development Control Plan, she will remain in the meeting during discussion and voting on the matter.

Councillor Carlisle declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as her Principal Place of Residence is located in the Local Government Area and she has an indirect business interest through her partner in the Local Government Area. She will remain in the meeting during discussion and voting on the matter as the conflict is such that it will not influence her carrying out her public duty.

Councillor Scott declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as her Principal Place of Residence is located in the Local Government Area. As this is a non-significant non-pecuniary interest, she will remain in the meeting during discussion and voting on the matter.

Councillor Clay declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as her primary residence is in the Stanmore-Damun Ward. She will remain in the meeting for discussion and voting as the conflict is such that it will not influence her in carrying out her public duty.

Councillor Howard declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as he holds interest in a residential property in the Local Government Area that is his Principal Place of Residence and his brother and his husband hold interest in a residential property in the Local Government Area which he rents. These interests do not reasonably influence any discussion he makes in relation to voting on the Development Control Plan. He will remain in the meeting during discussion and voting on the matter.

Councillor Fergusson declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as her Principal Place of Residence is within the Local Government Area. She will remain in the meeting during discussion and voting on the matter as the conflict is such that it will not influence her carrying out her public duty.

Councillor Antoniou declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as familial associates of hers are connected to Century Venues, which operates multiple sites in the Local Government Area and therefore hold business interests. As this is an indirect interest and will not influence her carrying out her public duty, she will remain in the meeting during discussion and voting on the matter.

The Deputy Mayor Councillor Smith declared a non-significant non-pecuniary interest in Item 2 - *Public Exhibition - Draft Inner West Development Control Plan* as she holds interest in a residential property being her Principal Place of Residence within the Local Government Area and her mother and sister also hold interests which are their Principal Place of Residence located in the Local Government Area. She will remain in the meeting during discussion and voting on the matter as the conflict is such that it will not influence her in carrying out her public duty.

C0426(2) Item 1 Inner West Affordable Housing Policy

Motion: (D'Arienzo/Carlisle)

- 1. That Council reconfirms our commitment to fostering inclusive, diverse and sustainable communities by ensuring that affordable rental housing remains accessible to very low, low and moderate income households. Housing affordability is fundamental to the economic vitality of the Inner West, enabling workers, residents and families to live in the communities where they work and belong. Council actively facilitates partnerships with government agencies and community housing providers to expand the supply of affordable rental housing across the Inner West, and ensures that development contributions reflect both our affordable housing needs and the broader infrastructure requirements of our growing community.**
- 2. That:**
 - a) Council notes that the draft affordable housing policy recommends 10% contribution for residential/commercial rezonings and 7.5% for industrial rezonings; and**
 - b) prior to exhibition the affordable housing contribution rate be amended so that when a developer led planning proposal seeks to amend a development standard or a zone that the contribution rate is the same for industrial land as for residential / commercial.**

3. That Council publicly exhibit the draft Inner West Affordable Housing Policy for a period of at least 35 days beginning in May and seek feedback from relevant stakeholders and the community on the proposed policy. Engagement strategies will include:
 - a) Seeking survey feedback from Your Say Inner West (YSIW) subscribers;
 - b) Seeking feedback via social media and digital notice boards at libraries and services centres;
 - c) Consulting with Council's Housing for All Local Democracy Group;
 - d) Hosting a workshop with representatives from all local democracy groups;
 - e) Seeking feedback from Homes NSW, Aboriginal Housing Office, NSW Department of Planning, Housing and Infrastructure, Community Housing Industry Association (CHIA), Faith Housing Alliance and Shelter NSW;
 - f) Direct consultation with Community Housing Providers and other not for profit housing providers;
 - g) Seeking feedback from Inner West Creative Network, Create NSW, National Art School, Writers NSW, Sydney Fringe, Brand X, and other relevant arts and cultural organisations;
 - h) Hosting a roundtable with Committee for Sydney, Shelter NSW, CHIA, Faith Housing Alliance, CHPs and other not for profit housing providers;
 - i) Promotion of the availability of Council officers to discuss the policy in person with members of the community, at Ashfield Service Centre on Tuesdays, Wednesdays and Thursdays, between 9am and 5pm; and
 - j) correspondence from the Mayor to unions that represent key/essential workers and artists and cultural creators to invite their members who live and/or work in Inner West Council to provide feedback on the policy.
4. That Council's Your Say Inner West (YSIW) community survey include a question identifying whether respondents belong to a target housing cohort, such as key workers, artists and cultural creators, low income renters, older people, or others with demonstrated housing need.
5. That following the conclusion of the exhibition period, the draft Inner West Affordable Housing Policy, including Engagement Outcomes Report and any recommended changes to the policy, be brought back to Council at the August 2026 Council meeting.
6. That Council delegate authority to the Director Planning to make any minor changes to the draft Affordable Housing Policy to correct any omissions, errors or inconsistencies prior to exhibition.

Motion Carried

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

Against Motion: Nil

Amendment (Antoniou/Atkins)

That the following amendments be added:

1. That Council notes its entitlement and interest in maintaining its ability to choose:
 - a) Its preference for affordable housing contributions to be in completed units or cash in line with future affordable housing strategies; and

- b) To hold and manage cash contributions itself within Council's affordable housing fund as per existing policy in order to direct an affordable housing strategy based on local needs.
2. That Council notes its support for all Community Housing Providers (CHPs) regardless of size to allow for innovation and targeted community housing developments while avoiding the monopolisation of the CHP market in the Inner West by Tier 1 providers.
3. That Council reserves the right, via Voluntary Planning Agreements (VPAs) and recommendations made through the Inner West Local Planning Panel, to request more than a 10% affordable housing contribution if demonstrated to be feasible in a specific development.

Motion Lost

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

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

Councillor Raciti retired from the Meeting at 8:39 pm as she declared a significant pecuniary interest in Item 2 as she has an investment property in the Local Government Area.

C0426(2) Item 2 Public Exhibition - Draft Inner West Development Control Plan

Motion: (D'Arienzo/Atkins)

1. That Council endorse the draft Inner West Development Control Plan and Solar Panels Policy on front roof planes in Heritage Conservation Areas for at least a 35 day consultation period in accordance with the requirements of *Environmental Planning and Assessment Act 1979*.
2. That the community consultation of the draft Inner West Development Control Plan includes:
 - a) A four-week engagement period;
 - b) An online Your Say Inner West (YSIW) survey;
 - c) Email to YSIW subscribers;
 - d) Newsletter notification;
 - e) Targeted information and feedback sessions with Industry Professionals including invitations to the local architects and planners who attended the previous industry workshops in 2024 and 2025 and invitations to regular DA applicants;
 - f) An evening drop-in community information event;
 - g) A workshop with Local Democracy Group (LDG) members as part of the Building Our Community combined LDG event;
 - h) A dedicated Strategic Planning email address for submissions and enquiries;
 - i) A Strategic Planning telephone hotline operating Monday to Friday, 9.00am–5.00pm, to respond to community and applicant enquiries;
 - j) A submission by the Inner West Architectural Excellence and Design Review Panel; and
 - k) A 'meet the planner' community drop-in session in each ward.
3. That Council reflect the community's support for the installation of solar panels on street-facing roof planes, and update the draft Inner West Development Control Plan (IWDCP), Section 2.12 Heritage, Control C19, page 202 accordingly.

4. That Council hold information sessions, inviting Inner West Community Energy, to inform residents about the Solar Panels Policy as it applies to front roof planes in Heritage Conservation Areas.
5. That Council trial the new Solar Panels Policy for 12 months and subsequently receive a formal impact report evaluating its outcomes.
6. That Council delegate authority to the Director Planning to make any minor changes to correct any omissions, errors or inconsistencies to the draft Inner West Development Control Plan prior to exhibition.
7. That Council receive a post exhibition report on the outcomes of the consultation, including any proposed changes to the draft Inner West Development Control Plan, for its consideration.
8. That Council receive the post exhibition report for the Draft Parking Strategy and Draft Parking Policy, for decision, prior to receiving the post exhibition report for the Draft Inner West Development Control Plan (DCP).
9. That Council hold an online community information session to inform residents of the proposed changes.

Motion Carried

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

Amendment (Atkins/Barlow)

That point 2 be amended to include the below additional points:

2. That the community consultation on the draft Inner West Development Control Plan (DCP) be undertaken as outlined in this report and include:
 - a) A separate letterbox notification to every dwelling in the LGA (i.e. not just included in the Inner West News); and
 - b) At least one town hall meeting in every ward which can cover the draft DCP and the draft Affordable Housing Policy. These town hall meetings would be attended by Council staff, who could provide a briefing about the draft DCP and the draft Affordable Housing Policy, and respond to questions about the draft DCP and Draft Affordable Housing policy.

Motion Lost

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

Procedural Motion: (Howard/Blake)

That Council enter into Confidential Session.

Motion Carried

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

Against Motion: Nil

Absent: Cr Raciti

Council entered into Confidential Session at 9:10 pm

Councillor Clay left the Meeting at 9:11 pm

Confidential Session

That in accordance with Section 10A(1) of the *Local Government Act 1993*, the following matter be considered in Closed Session of Council for the reasons provided:

C0426(2) Item 3 Leichhardt Park Aquatic Centre – Project Update (Section 10A(2)(c) of the *Local Government Act 1993*) that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business AND (Section 10A(2)(d)(i) of the *Local Government Act 1993*) that would, if disclosed prejudice the commercial position of the person who supplied it AND (Section 10A(2)(d)(ii) of the *Local Government Act 1993*) that would, if disclosed confer a commercial advantage on a competitor of the council.

Councillor Clay returned to the Meeting at 9:14 pm.

RESOLUTIONS PASSED DURING CLOSED SESSION

C0426(2) Item 3 Leichhardt Park Aquatic Centre - Project Update

Motion: (Scott/Macri)

1. That Council endorses the recommendation of the negotiation team to appoint FDC Construction (NSW) Pty Limited (“FDC”) to deliver the Leichhardt Aquatic Centre Stage 2 Project for the Project Sum outlined in the Leichhardt Park Aquatic Centre - Project Update report, subject to the finalisation of the contractual terms.
2. That Council delegates authority to the General Manager, or their nominee, to approve any variations with FDC required for the Leichhardt Park Aquatic Centre – Stage 2 Upgrade Project provided the overall project expenditure does not exceed funding approved by Council.
3. That Council receive an update report on the execution of the agreement at the next Ordinary Council meeting.
4. That Council consider the publication of this Confidential item on Council’s website after the completion (end of defects liability period) of the Leichhardt Park Aquatic Centre Stage 2 Upgrade, subject to consultation with affected parties.
5. That a report on the Leichhardt Park Aquatic Centre project continue to be provided to the Major Capital Works Committee and each Council meeting. If the report contains confidential information for consideration or decision, a single report should be provided in the confidential section of the agenda.

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

Council moved back into Open Session at 9:19 pm following the adoption of the Procedural Motion below:

Procedural Motion: (D'Arienzo/Blake)

That Council move back into the Open Session of the Council Meeting.

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

Meeting closed at 9:20 pm.