



Planning and Heritage Advisory Committee Meeting

Monday 28 November 2022 – 6pm

260 Liverpool Road, Ashfield – Level 5 Meeting Room 1

Minutes

Meeting commenced at 6:05pm and concluded at 7:35pm.

1. Present

Community members	Staff	Councillors
Louise Steer (<i>Chair</i>)	Michaela Newman – Strategic Planner (<i>Convenor</i>)	Clr John Stamolis
Darren Livings (<i>Deputy Chair</i>)	Jarrad Sheather – Acting Team Leader Planning Policy	Clr Jessica D'Arienzo
Alex Attwood (via MS Teams)		
Corey Allen		
Elise Frost		
Heather Davie		
Rebecca Jones		
Rian Fergusson		
Susan Jackson-Stepowski		

2. Acknowledgment of Country

Clr Jessica D'Arienzo welcomed members to the meeting and provided an Acknowledgment of Country.

3. Apologies

Brian Frankham

Note: *Brian Frankham notified LS on 25 November 2022 that he had resigned from the committee.*

4. Disclosure of Interest

No conflicts of interest were disclosed.



5. Quorum (*minimum 5 members*)

A quorum was achieved.

6. Discussion items

Item	Summary	Recommendations / actions	Council's response
<p>1 – Recap of previous meeting</p>	<p>Michaela Newman gave a brief recap of what was discussed in the previous meeting:</p> <ul style="list-style-type: none"> • Review and adoption of Terms of Reference • Appointment of Chair and Deputy Chair • High level summary of Local strategic framework and Council documents • Summary of the Heritage Pubs Protection Program (Planning Proposal) and ideas for engaging with the community • introduction and explanation of the Policy Challenge question 	<p>NA</p>	<p>NA</p>
<p>2 – Policy Challenge Question – Part 1</p>	<p>Jarrad Sheather provided a brief PowerPoint presentation to assist the committee members in addressing the following Policy Challenge question:</p> <p><i>‘How do we provide for more housing and jobs that are supported by appropriate infrastructure in a way that achieves environmental outcomes and design excellence while protecting our heritage and employment lands?’</i></p> <p>Continue to next page</p>	<p>NA</p>	<p>NA</p>

	<p>Committee Members were divided up into 3 small groups and were presented with a base map of the Inner West LGA, as well as the following constraint maps:</p> <ul style="list-style-type: none"> • Heritage and Heritage Conservation Areas • Flood prone areas • High ANEF areas • Employment land zones (ie. Industrial) • Height limits <p>Committee Members were asked to analyse the maps to see if they could identify some ideal areas where housing and jobs could be located.</p>		
<p>3 – Policy Challenge Question – Part 2</p>	<p>Groups provided feedback on the task as well as their findings:</p> <p><u>Group 1:</u> <i>An unachievable task</i></p> <ul style="list-style-type: none"> • West Connex dive site being sold – could this be a potential site for development? • Former Marrickville LGA has lack of Heritage Conservation Areas • Period Buildings map should be added as a constraint • Unreal expectations in housing floorspace – the market should shift to providing smaller more adequate homes • Converting period homes into multiple dwellings without disturbing their 		<p>Council's GIS officer to create PDF of maps.</p>

	<p>presentation to the street could provide more homes without character loss</p> <ul style="list-style-type: none"> • There is no political will to mandate Design Excellence, which results in unattractive development • Having a range of dwelling sizes is important – ie. small apartments in shoptop housing development does not suit family living. Further, shoptop housing is a ‘furphy’ in that the shops are always vacant. • Investigation Areas should not be identified on flood prone land • Parking - Congestion Tax should be investigated <p>Group 2: <i>Rather than asking the community what they value most out of the layers of this question, perhaps they should be asked what they do not value.</i></p> <ul style="list-style-type: none"> • Former Centrelink site (Marrickville) could be an appropriate area to develop • Green Space is a non-negotiable asset as once it is gone it never comes back • Large infrastructure projects (ie Metro line) should be taken away as being the focal point for new development/uplift areas. Rather could be introduced around active transport corridors. • The areas and density is fine - but the buildings are hideous: ie Wolli Creek. 		
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Group 3:

A difficult question to answer; approach was more “what do we want to see in the community”:

- Accessibility to basic facilities, streets, and homes – 20% of the population has a disability.
- Fair spread of increased development, rather than it being concentrated in one area
- Access to major amenities (ie Hospitals etc) could be constrained by increased development/population
- Developers need to provide adequate car spaces to control parking congestion on streets
- Design outwards not inwards to provide sense of community – no gated communities. Great examples of ‘outward’ development being Marrickville Library + Mirvac development, and the Harold Park development in Forest Lodge – and in contrast, development near Lewisham light rail station is not good example due to how it walls off the street.
- Balanced Development: Protection of Heritage Conservation Areas, Increased housing, affordable housing
- Attract people who want to live in the Inner West – not just house flipping.

Whole group discussion:

- Affordable housing should be in perpetuity rather than 10 years.
- Public transport is required for development, but should there be carparking provided?
- A car dependent world is starting to fade → large trend in youth not getting their drivers licence, although households still do have multiple cars (some people still *need* cars)
- Traditionally allocated street parking space as part of development could possibly be better used for street planting.
- Build to rent (Nightingale development, for example) consensus that this model *could* work provided it accommodates for families as well – there is concern over the mini studio size not being able to accommodate to many. Furthermore the cost of rent for the size is excessive.
- 800m radius around train stations is not good planning
- London community housing projects are scattered throughout all areas of the city, rather than concentrated in one area.

	<p>The question was asked how this work would contribute to the development of the LEP.</p>		<p>RE: contribution to the LEP → Council advises that the task does not contribute to how Council will investigate any future housing uplift areas.</p>
<p>4 – Next Meeting</p>	<p>Committee Members advised that meetings will be held every second month in 2023 unless advised otherwise.</p> <p>Committee Members and Staff collectively agree that meetings are best held on the fourth/last Monday of the allocated month.</p> <p>Next meeting to be held:</p> <p>Monday 27 February 2023 6pm – 7:30pm Location to be confirmed (MS Teams link available)</p>	<p>Minutes to be circulated 5 December 2022</p> <p>Next agenda to be confirmed and circulated by 20 February 2023.</p>	