



# **INNER WEST COUNCIL**

**INNER WEST LOCAL PLANNING PANEL  
BRIEFING**

**23 JULY 2019**

**BRIEFING MINUTES**

**MINUTES** of the **STAFF BRIEFING** of the **INNER WEST LOCAL PLANNING PANEL MEETING** held in the Council Chambers, Leichhardt Town Hall, Norton Street, Leichhardt on 23 July 2019

Present: Mr David Lloyd; Mr Ian Stapleton; Ms Kath Roach; Ms Annelise Tuor.

Staff Present: Manager Strategic Planning & Policy; Team Leader Strategic Planning; Strategic Planners and Administration Officer.

Staff Briefing commenced: 12:05pm

## BRIEFING OF THE PANEL

<b>IWLPP739/19 Agenda Item 1</b>	Planning Proposal – 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield
<b>Address:</b>	36 Lonsdale Street and 64-70 Brenan Street, Lilyfield
<b>Description:</b>	Planning Proposal to amend Leichhardt Local Environmental Plan (LLEP) 2013 to amend the floor space ratio, introduce a maximum building height and addition of the site as a key site, and addition of a site specific clause for objectives, minimum setbacks, maximum number of storeys and non-residential development at street level adjoining City West Link.

A brief summary of the Planning Proposal and Assessment Report was presented to the Inner West Local Planning Panel (the Panel) by Council Officers.

Following summarises the intent of discussions during the briefing:

- The Panel noted proponent's Planning Proposal and the concerns raised in the Council officer's assessment report.
- The Panel considered the amendments to the Planning Proposal put forward by Council and requested further information on compatibility, urban design and heritage issues.
- Council officers provided further advice on the urban design matters.
- The Panel suggested that future proposals should provide clear diagrams and discussions if amendments are sought to the urban design scheme and FSR.

<b>IWLPP740/19 Agenda Item 2</b>	Amended Planning Proposal - 1-5 Chester Street, Annandale
<b>Address:</b>	1-5 Chester Street, Annandale
<b>Description:</b>	Revised planning proposal to amend the Leichhardt Local Environmental Plan (LLEP) 2013 to allow boarding house as an additional permitted use, amend the Floor Space Ratio and introduce a Maximum Building Height control.

A brief summary of the Planning Proposal and Assessment Report was presented to the Panel by Council Officers.

Following summarises the intent of discussions during the briefing:

- The Panel noted proponent's original proposal which was reviewed by the Panel in September 2018. Council officers informed the Panel regarding Council's October 2018 decision to not support the original proposal and the proponent's intention to lodge a Rezoning Review of the amended proposal with the Department of Planning, Industry and Environment.
- The Panel noted the amended Planning Proposal and the urban design peer review undertaken by Council.
- The Panel sought an update on the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) traffic study; Council's Camperdown Land use and Strategic Employment Study; and Employment and Retail Lands Strategy. An update on the scope and timeline of these studies was provided by Council officers.
- The Panel sought further clarification regarding the principles put forward by the Council officers to revise the proposal further including the proposed rezoning to B7 Business Park, floor space ratio uplift and sustainability provisions. The Panel also requested Council officers to confirm whether the proponent has communicated his position on revising the proposal based on the principles in Council officer's report. Council officers clarified the intent of the principles and advised Panel that there has been no communication with the proponent since the finalisation of the report.

**The staff briefing of the Inner West Planning Panel concluded at 1:30pm.**

**CONFIRMED:**



**Adjunct Professor David Lloyd QC,  
Chairperson**