



INNER WEST LOCAL PLANNING PANEL
MEETING

4 JUNE 2020

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held by Skype for Business Teleconference on 4 June 2020.

Present: Adjunct Professor David Lloyd QC in the chair; Mr John McInerney; Ms Kath Roach, Ms Annelise Tuor.

Staff Present: Acting Strategic Planning Manager, Team Leader Strategic Planning, Executive Planner, Strategic Planners and Administration Officer.

Meeting commenced: 12:00pm

**** ACKNOWLEDGEMENT OF COUNTRY**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

**** DECLARATION OF PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

There were no declarations of interest.

IWLPP863/20 Agenda Item 1	Planning Proposal 389 Illawarra Road, Marrickville
Description	Planning proposal to amend the Marrickville Local Environmental Plan 2011 to include 389 Illawarra Road, Marrickville (Lots 4, 5 and 6, DP 2595) as an item of local heritage significance.
Proponent	Inner West Council

The following people addressed the meeting in relation to this item:

- *Daniel Dwyer*
- *Graham Brooks*
- *Graham McKee*

The Chair adjourned the Panel meeting at 12:48 pm to deliberate on the items and formulate recommendations.

DECISION OF THE PANEL

THAT the Inner West Planning Panel advise Council:

1. Approve the planning proposal to list 389 Illawarra Road, Marrickville as an item of environmental heritage for submission to the Department of Planning, Industry and Environment with a request for a Gateway determination.

The decision of the panel was unanimous.

IWLPP864/20 Agenda Item 2	Planning Proposal 36 Lonsdale Street & 64 – 70 Brenan Street, Lilyfield
Description	Make amendments to the Leichhardt Local Environmental Plan 2013 to increase the floor space ratio from 0.6:1 to 1.5:1, introduce a maximum building height development standard of RL 33.2, addition of the site as key site and the 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.
Proponent	Derek Raithby Architecture

The following people addressed the meeting in relation to this item:

- *Derek Raithby*
- *Scott Barwick*
- *Remolo Nigro*

The Chair adjourned the Panel meeting at 12:48 pm to deliberate on the items and formulate recommendations.

DECISION OF THE PANEL

THAT the Inner West Planning Panel advise Council:

1. The proponent's planning proposal is not supported as it does not fully incorporate the recommendations of the IWLPP 23 July 2019 meeting in particular:
 - Inappropriate FSR and height controls which would result in excessive bulk and scale in relation to the surrounding residential area to the south and a desirable future character to the City West Link;
 - The proposed building is not set back at least 3 metres from the northern site boundary adjoining the City West Link;
 - The building adjacent to the adjoining low density residential area at No 34 Lonsdale Street and No 37 Russell Street is not 2 storeys and exceeds 5 storeys towards the northern boundary which does not provide a transition in built form and land use intensity between these different areas having particular regard to the transition between houses and other buildings;
 - The building exceeds 5 storeys including a basement podium partially out of ground; and
 - A lack of a site-specific development control plan, despite the proposal being inconsistent with provisions of the Leichhardt Development Control Plan 2013 (LDCP 2013).

2. That Council endorse the Planning Proposal prepared by Council Officers for the land at 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield (as attached to the Planning Proposal Report) which seeks to amend the *Leichhardt Local Environmental Plan 2013* (LLEP 2013) in relation to the site by:
- a) Amending the Floor Space Ratio Map (Sheet FSR_004) to reflect a maximum floor space ratio for the site of 1.5:1 and removal of the site from Area 6;
 - b) Amending the Height of Building Map (Sheet HOB_004) to reflect a maximum height of buildings for the site to RL 33.2 by adding the site to the RL 21m – 40m category;
 - c) Amending the Key Sites Map (Sheet KYS_004) by adding the site as Key Site 7;
 - d) Adding a site-specific Clause to Part 6 of LLEP 2013 generally as follows:
 - The objective of this clause is to facilitate the development of the land to which this clause applies by specifying controls for different maximum heights and minimum setbacks for buildings on the land to achieve a sympathetic building scale relationship with adjacent existing dwellings to the south and new appropriate form to City West Link, all to allow redevelopment without adversely affecting the streetscape, character, amenity or solar access of surrounding land.
 - Any proposed building is set back at least:
 - 3 metres from the southern boundary adjoining No 34 Lonsdale Street and No 37 Russell Street;
 - 3 metres from the northern site boundary adjoining the City West Link; and
 - 4 metres from the eastern and western site boundaries to adjoining side streets.
 - A maximum of 2 storeys adjacent to the adjoining low density residential area at No 34 Lonsdale Street and No 37 Russell Street then stepping to 5 storeys towards the northern boundary to provide a transition in built form and land use intensity between these different areas having particular regard to the transition between houses and other buildings.
 - 5 storeys including a basement podium partially out of ground
 - Development other than residential uses is proposed on the level located at street level along the northern boundary adjoining the City West Link.
 - Provision of communal open space within the development that maximises the amenity for the occupants, including noise impacts from the City West Link traffic, and minimises impacts on adjoining residents.

3. The Planning Proposal should be forwarded to the Minister for Gateway Determination with the following recommendations for Gateway Determination conditions to be met prior to public exhibition:
 - a) A revised Urban Design Report be prepared by the Proponent outlining key development controls for the site including building height, FSR, building depth, building separation, building envelopes, deep soil zones and setbacks based on the recommendations of this report. This revised report must address relevant matters in State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide, including overshadowing. These key development controls must be incorporated into site-specific DCP;
 - b) A site-specific Development Control Plan be prepared by the proponent with controls for the desired future character, public domain, residential amenity, parking and access, waste management and communal open space; and
 - c) An amended Traffic Impact Assessment be prepared by the proponent which considers impacts of the proposed increased density on this site in relation to traffic flow along the City West Link and pedestrian safety at the intersection of Catherine Street and the City West Link.
4. That the Department of Planning, Industry and Environment be requested to delegate the plan making functions, in relation to the subject Planning Proposal, to Council.
5. Following receipt of a Gateway determination, and compliance with any conditions, the Planning Proposal and revised supporting documentation be placed on public exhibition for a minimum of 28 days and public authorities be consulted on the Planning Proposal in accordance with the Gateway determination.
6. A report be presented to Council at the completion of the public exhibition period detailing submissions received and the outcome of consultation with public authorities.

The decision of the panel was unanimous.

CONFIRMED:



Adjunct Professor David Lloyd QC
Chairperson
4 June 2020