



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	36 Lonsdale Street and 64-71 Brenan Street, Lilyfield
Proposal:	Draft Development Control Plan
Meeting Date:	4 October 2022
Previous Meeting Date:	21 September 2022 – Briefing on Draft DCP
Panel Members:	Matthew Pullinger (Chair) Jon Johanssen Jocelyn Jackson
Apologies:	Nicola Viselli Adele Cowie Rachel Josey
Council staff:	Daniel East Gunika Singh Con Colot Sarah Guan Vishal Lakhia Katerina Lianos Niall Macken
Declaration of Interests	None



Background:

On 26 November 2021, the former Leichhardt Local Environmental Plan (LLEP) 2013 Amendment 20 (now Inner West LEP 2022) was gazetted for 36 Lonsdale Street and 64-71 Brenan Street, Lilyfield (the site). This amendment increases the maximum Floor Space Ratio (FSR) of the site to 1.5 :1 and introduces a maximum Height of Building (HOB) of RL 33.2 equivalent to 5 storeys. The LEP amendment stipulates that these incentives can only be achieved if a Development Control Plan (DCP) has been prepared for the site which provides objectives and controls relating to built form, height transition, sustainable transport, environmental impacts and ecological sustainable development.

The draft site-specific DCP was exhibited by Council between 19 April and 4 May 2021 and post-exhibition outcomes were reported to Council on 3 August 2021. However, adoption of the DCP was sought to be deferred to allow the Architectural Excellence & Design Review Panel (AEDRP or “the Panel”) to provide advice on the merits of site-specific DCP.

The SEPP 65 AEDRP was formally constituted for Inner West Council on 1 July 2021. This triggered the Environmental Planning and Assessment Regulation 2021 requirement for referring the DCPs which include residential flat buildings to the Panel prior to its adoption by Council. The Regulation requires the Panel to provide advice on the draft DCP that it has addressed the matters in Parts 1 and 2 of the Apartment Design Guide.

An AEDRP briefing was organised on 21 September 2022 to allow an informal discussion between the Panel members and Council officers to receive preliminary feedback with respect to the draft DCP provisions. Following this briefing, Council officers made minor amendments to the draft DCP which was then presented to AEDRP for formal consideration in its meeting on 4 October 2022.

Recommendations:

The Architectural Excellence & Design Review Panel has reviewed the draft site-specific development control plan (DCP) for 36 Lonsdale Street, 64-70 Brennan Street, Lilyfield prepared by Council officers noting the following:

- The draft DCP gives appropriate consideration to matters set out in Parts 1 and 2 of the Apartment Design Guide, which deal with setting development controls for residential apartment development;
- The site-specific provisions provide the appropriate guidance to a proponent and their architect, which is necessary to achieve good quality design outcomes during the detailed design stage;
- The draft DCP strikes an appropriate balance between prescriptive controls and design flexibility for development options on this site;
- The DCP is consistent with the principal development standards for height of building and floor space ratio which have been established by the recent LEP amendment. The draft DCP does not seek to re-visit these development standards.

The Panel supports the draft DCP and recommends its formal adoption by Council.

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In providing the above recommendation, the Panel considered the following matters:

1. The Panel acknowledges the sound work undertaken by Council officers in response to comments raised by the Panel in its briefing on 21 September 2022 including making the following refinements to the draft DCP:
 - Amendments to site plan, sections and elevation diagrams to improve their intent and clarity on the limits of built form envelopes
 - New section along the middle of the site to City West Link to illustrate 'slim' building principle
 - New controls requiring lot amalgamation necessary to access development incentives
 - New controls clarifying the anticipated interface with the City West Link frontage (built form and public domain)
 - New controls relating to Lonsdale Street and City West Link corner interface anticipating non-residential ground floor uses and improved pedestrian amenity
 - New control requiring pedestrian residential entry locations located on more amenable side streets and away from the city West Link
2. Council officers presented evidence to demonstrate that solar access requirement set out in the ADG for two hours at the winter solstice to the central communal open space (COS) can be achieved. It was also noted the roof top could potentially be used for COS. The exact location of the COS will be determined by the architect during the DA stage when a detailed design proposal will also need to demonstrate that solar access requirements for apartments can be satisfied as per the Apartment Design Guide.
3. The Panel discussed the streetscape and public domain treatment along the City West Link. Council officers have made minor amendments to the DCP including addition of a new diagram and controls to enhance delivery of better public domain outcomes along Lonsdale Street and the City West Link. Any detailed design proposal will have to be considered and assessed at the DA stage after resolution of various technical issues together with inputs from TNSW as the City West Link is a State Classified Road.
4. The Panel discussed Building Articulation, safety and security, and street level activation along the City West Link Road and considers that these matters are satisfactorily addressed in the draft DCP provisions.
5. The Panel noted that the LEP amendment has established principal development standards for FSR of 1.5 :1 and HOB of RL 33.2. The DCP provides design guidance consistent within these parameters and affords an appropriate degree of flexibility. Council officers advised the Panel that the draft DCP provides indicative building envelopes. Detailed design modelling within this indicative building envelope is anticipated during the DA stage.
6. The Panel recommended minor changes to the DCP including:
 - a. additional annotation to the diagrams to clarify the intent of 'maximum' dimensions for the depth of building envelopes,
 - b. correcting the north point on Site Plan Figure 3 to be within the diagram, and property boundary at 24 Russell Street to be redrawn with building envelopes at scale,
 - c. sections and site plan to differentiate between upper residential storeys and lower non-residential/carparking levels.



In-principle support was given to the draft DCP subject to the above amendments being completed.

The Panel recommendation was unanimous.