



INNER WEST LOCAL PLANNING PANEL  
MEETING

**20 December 2022**

**MINUTES**

**MINUTES** of the **INNER WEST LOCAL PLANNING PANEL MEETING** held via Zoom Teleconference on 20 December 2022

Present: Adjunct Professor David Lloyd KC, Mr John McInerney; Ms Lindsey Dey and Ms Kath Roach.

Staff Present: Acting Strategic Planning Manager – Denise Bengler, Acting Team Leader Strategic Planning – Louise Higginson, Strategic Planning Consultant – Gill Dawson, Strategic Planner – Nicola Viselli and Administration Officer – Thy Huynh.

Meeting commenced: 12:34pm and finished at 2:26pm

**\*\* 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.

## BRIEFING OF THE PANEL

<b>Agenda Item 1</b>	PPAP/2022/0001 67-75 Lords Road, Leichhardt
<b>Description</b>	<p>Amend the Inner West Local Environmental Plan (IWLEP) 2022 for the site to:</p> <ul style="list-style-type: none"><li>• Rezone the site from IN2 Light Industrial to R3 Medium Density Residential</li><li>• Introduce a maximum height of building of 30m equivalent to 8 storeys</li><li>• Increase the Floor Space Ratio (FSR) to 2.4:1</li><li>• Introduce additional permitted uses on the site, being business premises, industrial retail outlets, light industries, creative industries, office premises, restaurant or café, recreational facilities (indoor)</li><li>• Include a local provision requiring a minimum of 2,000 square metres of non-residential floor space</li><li>• Include a local provision requiring a minimum 5% of residential floor space to be delivered as affordable housing and 60 seniors housing independent living units</li></ul>

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

- Sam Haddad
- Anna Johnston
- Jonathan Knapp

## DECISION OF THE PANEL

**THAT the Inner West Planning Panel resolved as follows:**

1. THAT it does not support the Planning Proposal prepared by FPD Pty Ltd dated 3 August 2022 for 67-75 Lords Road, Leichhardt.

## Reasons for the recommendation

### PART A:

- a) The Planning Proposal is inconsistent with Ministerial Direction 1.5 Parramatta Road Corridor Urban Transformation Strategy 1.5 (1)(a)(b) and (c) as the proposal does not adequately give effect to the objectives 1.5(a) of the Ministerial Direction and is inconsistent with Strategic Actions within the PRCUTS Strategy, and the Planning and Design Guidelines.
- b) It fails the strategic and site-specific merit test of the Guidelines for Preparing Planning Proposals pursuant to Section 3.33 of the Environmental Planning and Assessment Act 1979.
- c) It is inconsistent with the following Council policies:
  - i) Local Strategic Planning Statement
  - ii) Local Housing Strategy
  - iii) Employment and Retail lands Strategy
  - iv) Affordable Housing Policy
- d) It is inconsistent with the following Section 9.1 Local Planning Directions:

- i) 1.1 Implementation of Regional Plans
    - ii) 1.5 Parramatta Road Corridor Urban Transformation Strategy
    - iii) 4.1 Flooding
  - e) It is inconsistent with the following State Environmental Planning Policies (SEPP):
    - i) SEPP (Housing) 2021
  - f) The proposed design is unsatisfactory with respect to:
    - i) Flooding
    - ii) Site servicing, access and circulation
    - iii) Built form controls, including setbacks, building separation, open space
- 2) That should the proponent request a Rezoning Review by the NSW Department of Planning and Environment, or submit an amended Planning Proposal to Council, the following matters are considered in their assessment in addition to the matters in recommendation 1 above:
- i) The Planning Proposal be amended to omit business premises and office premises from the proposed Additional Permitted Uses.
  - ii) The Planning Proposal be amended to include a local provision requiring a minimum of 3,000sqm of non-residential uses.
  - iii) That an Affordable Housing Contributions Scheme be prepared as part of the Planning Proposal or a Planning Agreement be negotiated. The affordable housing percentage of residential development to comply with Inner West Affordable Housing Policy, being 15% subject to a detailed feasibility analysis.
  - iv) Discussions be held with Council, DPE and TfNSW on the implementation of the Parramatta Road Corridor Precinct-wide Transport and Traffic Study as relevant to the Planning Proposal site.
  - v) Provide an updated Traffic and Parking Analysis report and any other specialist reports (as necessary) utilising and reflecting the most up to date data available.
  - vi) Consideration should be given to the proposed RE1 zone along the western boundary (75 Lords Road).
  - vii) Consideration should be given to the inadequate floor to ceiling heights of the light industrial units.
  - viii) A flood risk and impact assessment including pre- and post-development flood modelling be undertaken to satisfy the requirements of Ministerial Direction 4.1 Flooding.
- 3) That delegation is given to the General Manager to respond to a Rezoning Review process in accordance with this report.

**PART B Additional Note:**

The Panel notes the proponent is amenable to amendments to satisfy 2(i), (ii), (iii) and (iv).

The decision of the panel was unanimous.

**The Inner West Planning Panel Meeting finished at 2:26pm.**

**CONFIRMED:**

A handwritten signature in blue ink, appearing to read 'D. A. Lloyd', is positioned below the 'CONFIRMED:' text.

**Adjunct Professor David Lloyd KC  
Chairperson  
20 December 2022**