



INNER WEST LOCAL PLANNING PANEL
MEETING

30 MARCH 2020

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held by Skype for Business Teleconference on 30 March 2020.

Present: The Honourable David Lloyd in the chair; Mr John McInerney; Ms Kath Roach, Ms Annelise Tuor.

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

Meeting commenced: 11:10am

**** 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.

IWLPP844/20 Agenda Item 1	Planning Proposal 1-5 Chester Street, Annandale
Description:	Revised planning proposal to rezone the site from IN2 Light Industrial to B7 Business Park, allow boarding house use for student accommodation, increase the floor space ratio to 2:1 with minimum 0.75:1 FSR for non-residential uses and introduce a maximum building height control of 17m and no more than five storeys.
Applicant:	Britely Property Group

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

- *Tania Taylor*
- *Joseph McDonnell*
- *Warren Duncan*
- *Sue Strudwick*
- *Michael File*
- *Alex Sicari*

DECISION OF THE PANEL

The Chair adjourned the Panel meeting at 12:00 pm to deliberate on the matter and formulate a recommendation.

RECOMMENDATION:

THAT the Inner West Planning Panel advise Council:

1. THAT the planning proposal (provided in Attachment 1) to amend the Leichhardt Local Environmental Plan (LLEP) 2013 for 1 - 5 Chester Street Annandale as outlined below has sufficient strategic merit to be submitted to Minister for Planning and Open Space for a Gateway Determination in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979:
 - a) Rezone most of the site from IN2 Light Industrial to B7 Business park zoning. The rest of the site will be a pedestrian and cycling path with landscaping along Johnstons Creek to be dedicated to Council and rezoned to RE1 Public recreation;
 - b) Insert a site-specific local provision in Part 6 of the LLEP 2013 to:
 - i. Confirm that the objective of the proposed amendments is to encourage commercial, education, health and cultural activities and associated industries in Camperdown-Ultimo Collaboration Area;
 - ii. Increase the floor space ratio of the site to a maximum 2:1, but only if a minimum FSR of 0.75:1 is used for non-residential uses for a range of business office and light industrial premises in the technology, bio-medical, arts, production and design sectors;
 - iii. Increase the maximum building height to 17m and no more than 5 storeys including any lift over-runs;

- iv. allow boarding house use for student accommodation consistent with the requirements of State Environmental Planning Policy (Affordable Rental Housing) 2009 and consistent with best design principles for student housing;
- v. restrict any further bonus incentives from State Environmental Planning Policies;
- vi. provide a pedestrian and cycle path with landscaping along Johnstons creek;
- vii. provide active frontages to Chester Street and Johnstons Creek;
- viii. ensure that the development will not significantly increase the amount of traffic on the adjoining street network including but not limited to Chester Street, Chester Street West, Susan Street, Taylor Street and Pymont Bridge Road;
- ix. include design measures to ensure that there are no significant amenity impacts on the surrounding neighbourhood;
- x. Include appropriate design and acoustic measures to ensure that light industries within the development and any existing neighbouring industrial uses do not have a significant adverse impact on the amenity of future residents of the development;
- xi. prohibit strata sub-division and the permissibility of any form of residential accommodation other than a boarding house;
- xii. Include environmentally sustainable design principles to achieve a minimum 4-Star Green Star Rating; and
- xiii. Remove the application of Clause 6.12 of the LLEP 2013 to the site.

c) Amend the FSR map to remove reference to the maximum FSR for the site and amend the Key Sites map to identify the site as a key site.

2. THAT it supports the draft Leichhardt Development Control Plan 2013 prepared by Council officers (provided in Attachment 2) as applicable to 1 - 5 Chester Street, Annandale subject to minor amendments including provisions on rooftop solar energy collection being made prior to public exhibition to be consistent with the proposed LEP provisions.

3. THAT Council authorise the Chief Executive Officer to negotiate the Voluntary Planning Agreement on behalf of the Council and that the Voluntary Planning Agreement be in addition to any Section 7.11 development contributions payable by the proponent at the Development Application stage.

REASONS FOR THE RECOMMENDATION:

The Panel supports the findings contained in the assessment report and endorses the reasons for the recommendation contained in that report.

The decision of the panel was unanimous.

CONFIRMED:

A handwritten signature in blue ink, appearing to read 'D. A. Lloyd', is positioned above the typed name.

**Adjunct Professor David Lloyd QC,
Chairperson
30 March 2020**