



Planning and Heritage Advisory Committee

22 April 2024

Ashfield Service Centre, Ashfield and via Teams

Minutes

Meeting commenced at 6:01pm and concluded 7:41pm

1. Present

Community members	Staff	Councillors
Louise Steer	Jennifer Gavin – Team Leader, Specialist Planning Team	
Darren Livings	Nigel Riley – Senior Strategic Planner	
Elise Frost	Daniel East – Manager Strategic Planning	
Heather Davie	Jarrad Sheather – Senior Strategic Planner	
Dennis McCarthy	Jyn Kim – Strategic Planner (online)	
Susan Jackson-Stepowski		
Arni Nadkarni		
Rodney Aanensen		
Cath Snelgrove		
Rebecca Jones		
Stephen Powter		
Dennis McCarthy (online)		
Rian Fergusson (online)		

2. Chairperson:

Louise Steer

3. Acknowledgment of Country

Darren Livings



4. Apologies:

Corey Allen, Alex Atwood

5. Disclosure of interest:

Nil

6. Quorum:

A quorum was achieved

7. Endorse previous meeting minutes:

Minutes for the 26 February meeting were endorsed. No actions were outstanding.

Discussion items

Agenda Item	Discussion Summary	Proposed action (if required)	Action owner	Date for action to be finalised
4.	<p>Workshop: Draft Inner West Development Control Plan (DCP)</p> <p>Officers provided a brief overview of Council’s preparation of a new DCP for Inner West. Committee members were thanked for completing online survey on DCP likes and dislikes in weeks prior to meeting. The workshop sought feedback to help inform contents and direction of new DCP:</p> <p><u>Solar energy</u></p> <p>Committee members made the following comments:</p> <ul style="list-style-type: none"> • Should better encourage adoption of home solar, especially on north-facing heritage properties. • General acceptance that solar and heritage can co-exist, as long as visibility impacts are minimised and structural damage to heritage fabric avoided (consensus that slate roofs were not capable of hosting solar panels). Consider case by case, rather than absolute refusal of systems visible 	<p>Feedback to be provided to project staff for consideration in DCP preparation</p> <p>Convenors to provide more information on State Government’s Safer Cities Program including any Council participation</p>	<p>Convenors</p> <p>Convenors</p>	<p>After meeting</p> <p>By next meeting</p>

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	<p>from street (further guidance or examples on acceptable outcomes could help applicants).</p> <p><u>Mobility and universal design</u></p> <ul style="list-style-type: none"> • Heritage should not inhibit mobility challenged occupants. Refurbishments and access ramps to bring properties up to standard should prevail over heritage. • General agreement that DCP should encourage more units built at a higher standard of universal design. • Queried whether BCA should already achieve this. Officers clarified that BCA mandates a certain level of design and accessibility. DCPs can encourage standards above and beyond this. For 3+ storey apartments, ADG requires benchmark of 20% of total apartments incorporating higher level universal design features. <p><u>Parking</u></p> <ul style="list-style-type: none"> • Different perspectives on to what extent parking should be limited for new development. Some argued there was a culture of entitlement towards on-street parking and that permits should be restricted and not a given. • Concerns that limits to off-street parking encourages further spread of on-street parking – safety and accessibility issues for residents who rely on private vehicles. Others argued that unavailability of street parking will lead to culture change away from car ownership. If local population become less car dependent, this can free up space for car share, disability parking, landscaping and public domain. • Argued that limiting parking can deter families and blue collar workers from living in Inner West. Some residents and areas 			

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	<p>are more car dependent than others and trips to school and other activities is difficult without car.</p> <ul style="list-style-type: none"> • Counter-argument that car share could be encouraged instead to provide for range of residents including families. • DCP could better promote off-street car share spaces, as long as barriers to take-up are adequately addressed. • NSW Government housing reforms will lead to more unit development. DCP needs to be more assertive to promote alternatives to car ownership in light of these changes. <p><u>Sustainability</u></p> <ul style="list-style-type: none"> • Urban heat maps should be a bigger factor in development assessment and locating new development. • Dark roofs should be discouraged, but alternative colours should avoid excessive reflectivity. • DCP should better encourage wall and roof gardens, especially in lower density housing and within green corridors. <p><u>Housing diversity</u></p> <ul style="list-style-type: none"> • DCP should better encourage family apartments. Oversupply of 2-bedroom units as easiest to sell off plan. • Do apartment developments need better built-in flexibility to adapt to changing demographics. <p><u>Other topics</u></p> <ul style="list-style-type: none"> • Queried whether new development in an area should be accompanied by better improvements to safety and access in public domain and to nearby public transport. • Queried whether Council are participating in Safer Cities program. Officers will confirm this following meeting. 			

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	<ul style="list-style-type: none"> Concerns raised over extent of footpath dining in some areas impeding pedestrian movement. Officers clarified this is dealt with through Council's Local Approvals Policy rather than DCP. Compliance is difficult as venues and restaurants often marginally exceed approved dining space. 			
5.	<p>Strategic Planning Projects update</p> <p>Council officers provided updates on the NSW Government's housing reforms as well as Council's current strategic planning projects. Presentation slides outlining these updates will be circulated and published online following the meeting.</p>	<p>Convenors to circulate Committee meeting presentation slides and upload to Committee's website.</p>	<p>Convenors</p>	<p>After meeting</p>
6.	<p>AOB</p> <p>Council officers advised that there are 2 remaining meetings this term – 24 June and 5 August 2024. Ideas were sought for further discussion topics. Committee members were also invited to suggest topics by email following the meeting.</p> <p>Committee members suggested a further detailed update and discussion on NSW's housing reforms. It was also suggested a discussion be held on the purpose of heritage listings and whether any changes should be made to their consideration in development in the Inner West.</p>	<p>Committee members to suggest discussion topics to convenors by email</p> <p>Convenors to consider suggestions for discussion topics.</p>	<p>Committee members</p> <p>Convenors</p>	<p>Before agenda for next meeting (17 June)</p> <p>As above</p>

Distribution of minutes and actions

Minutes were distributed to members, uploaded to the website and emailed to Councillors via the Governance Team by 30 April 2024.

Next Meeting

24 June 2024

Attachments to Minutes:

Meeting Presentation Slides