




ASSESSMENT CHECKLIST

PLANNING PROPOSAL APPLICATION No. IWC\_PP\_2018\_03

36 Lonsdale Street & 64 – 70 Brenan Street, Lilyfield

<b>1. Planning Proposal (LEP Amendment Request) Application Details</b>	
Planning Proposal Application Number:	IWC_PP_2018_03
Property Address:	36 Lonsdale Street and 64-70 Brenan Street, Lilyfield
Legal Description:	Lots 18-20 DP977323, Lot 1 DP 1057094, Lot 22 DP 977323, Lot 1 & 2 DP 529451
Date of Lodgement:	7 August 2018
Type of Planning Proposal (Minor/ Major/ Complex):	Major LEP Amendment
Fees Paid:	Yes
Pre-Planning Proposal meeting Minutes (If attended):	<p>May 2016 – The Pre-Planning Proposal provided various concept plans for a proposed six storey mixed use development which included a child care centre and retail space at ground level, basement parking (38 to 68 spaces), residential development (44 to 53 dwellings), building heights of approximately 21 metres and FSR ranging from 4.42:1 to 5.17:1. The Pre-Planning Proposal envisaged a built form higher and denser than the previously refused application on this site (D/2015/69), with many of the potentially detrimental impacts on local amenity and built form possibly being greater.</p> <p>Concerns raised by Council included:</p> <ul style="list-style-type: none"> <li>• Non-compliance and unsatisfactory elements of D/2015/69;;</li> <li>• Compliance with SEPP 65;</li> <li>• Retail space prohibited in R1 zone;</li> <li>• Compliance with Zone R1 objectives regarding character, style and complementary design and scale;</li> <li>• LLEP 2013 FSR and height objectives including appropriate transition and compatible built form;</li> <li>• Compliance with relevant Council DCP controls including landscaped area; and</li> <li>• Appropriateness and viability of a child care centre on-site.</li> <li>• The scale of any future re-development proposal would need to respond to the adjoining dwelling houses and be justified in terms of its</li> </ul>

	impacts on the surrounding environment including residential amenity and traffic movements (including from the City-West Link).
Project Planner:	Kim Johnston/Aleksandar Kresovic
Proponent:	JRNN Pty Ltd
Owner/s of the property Notification (Written and signed):	Owners consent provided for all properties except for No 68 and 70 Brenan Street. Owners consent is not a legal requirement for a Planning Proposal.
Current zoning:	R1 General Residential
Description of Proposal:	<p>The Planning Proposal seeks to amend the Leichhardt LEP 2013 by:</p> <ul style="list-style-type: none"> <li>• Increasing the maximum FSR for the site to 1.5:1 pursuant to Clause 4.4(2) via a revised FSR map (Floor Space Ratio Map Sheet FSR_004);</li> <li>• Introducing a maximum height of buildings development standard of RL 33.2 for the site via a revised HOB map (Height of Building Map Sheet HOB_004);</li> <li>• Addition of the site as a Key Site (with an updated Key Sites Map Sheet KYS_004 adding the site as Key Site 7); and</li> <li>• Additional site-specific Clause in Part 6 setting out: <ul style="list-style-type: none"> <li>- objectives for the future redevelopment of the site,</li> <li>- setbacks and maximum height in storeys for future development; and</li> <li>- a requirement for non-residential development located at street level adjoining the City West Link.</li> </ul> </li> </ul>
Does it propose to reclassify public land?	No
Description of all existing uses and existing development on the land:	Industrial/commercial building (36 Lonsdale Street), commercial building (No 64 Brenan Street) and detached residential development (66, 68 & 70 Brenan Street)
History of subject site (if required):	Refer to assessment report.
Description of surrounding properties:	Refer to assessment report.
Any former Council resolutions:	No.
Related projects or similar Planning Proposals (any that would impact upon the outcome of this project for e.g. Strategic Sites and Corridor Study):	The site is not a strategic site and is not included in any Corridor Study. There has been numerous development applications lodged previously which proposed to increase the density of the site (outlined in assessment report).

Site visit undertaken:	23 August 2018		
Site Description/Context	Generally a low density residential area, with some mixed use development. Refer to assessment report.		
Aerial photographs	Aerial photograph of the site (source: SIX Maps)		
			
Site photos/photomontage	Refer to assessment report.		
<b>2. Site Affectations (affecting whole or part of the site)</b>	<b>Y</b>	<b>N</b>	<b>Comments</b>
Is the site a Heritage Item? If so insert Item Number(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site a Draft Heritage Item?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site Listed on the State Heritage Register?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site subject to an Interim Heritage Order?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site Listed as a Heritage Item in a State Environmental Planning Policy (includes SREPs)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Is the site located within Conservation Area? If so insert name of the conservation area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site in the vicinity of any Heritage Items? If so insert Heritage Item Number(s) and descriptions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
What Acid Sulfate Soils Class (es) affects the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Class 5 (adjoining Class 3 land)
Is the site Flood affected? (This includes tidal inundation)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site located within the foreshore area (Foreshore building line)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site reserved for a public purpose?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
What Australian Noise Exposure Forecast contour located within?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ANEF 20-25
Is the site affected by any road widening or realignment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site or any part of the site reserved for acquisition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there an order under the Tree (Disputes Between Neighbours) Act 2006?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a site compatibility certificate (Seniors Housing, Infrastructure, and Affordable Rental Housing)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the site a Boarding House?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Does Council have information on the subject land relating to contamination and /or is the site identified on Council's GIS Contamination Layer on latitude? If so provide details.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potential land contamination resulting from the existing industrial use on the site will be considered following the Gateway Determination.
Is the site located within close proximity to Port or Railway Land or any other land uses that could have adverse impacts upon the amenity of the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjoins a classified road (City West Link) – to be addressed in an Acoustic Report following the Gateway Determination.
Is there any site specific provisions (additional permitted uses) applying to the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Schedule 1 of LLEP 2013 does not apply to the site.
<b>Development Applications</b>	<b>Y</b>	<b>N</b>	
Are there any recent or contentious development applications for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> <li>DA 2015/69 (36 Lonsdale Street – part of this site) – for the demolition of the existing structures and construction of a five (5) storey mixed use building with retail on ground floor and 22</li> </ul>

			<p>residential apartments above. The proposal sought an FSR of 2.44:1, representing a variation of 388%. Refused on 29/5/15 due to excessive bulk and scale/FSR, land contamination, basement issues relating to car parking, waste and servicing.</p> <ul style="list-style-type: none"> <li>• D/2015/108 (64 Brenan Street – part of this site) - for the proposed the demolition of the existing commercial building (part of the site of this PP) and the construction of a residential flat building comprising four (4) x 1 bedroom units and one (1) x 2 bedroom unit and associated works. Refused on 29/10/15 due to the proposal being considered to be an overdevelopment of the site, FSR and site coverage non-compliances, inconsistent with SEPP 65 design requirements and inconsistent with various DCP controls.</li> <li>• D/2011/551 (402 Catherine Street – adjoining to east IGA site) – for the demolition of existing structures and the construction of a mixed use development with basement parking, supermarket on the ground floor and 18 residential apartments on the upper four (4) levels. Refused by Council but approved by the Court with an FSR of 1.75:1.</li> </ul>
<b>Outstanding Notices</b>			
Are there any outstanding notices and orders applying to the subject site? Contact Rates.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known to affect the site.
<b>Caveats or other property restrictions</b>			
Are there any caveats or other property restrictions affecting the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known to affect the site.
<b>S94 Contributions – Identify applicable plans</b>			
Developer Contributions Plan No 1 – Open Space and Recreation (In operation from 18.1.05)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be considered in the VPA and at the DA stage.
Developer Contributions Plan No 2 – Community Facilities and Services (In operation from 23.8.05)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be considered in the VPA and at the DA stage.
Transport and Access Contributions Plan (In operation from	<input checked="" type="checkbox"/>	<input type="checkbox"/>	To be considered in the VPA and at the DA stage.

3.11.99)					
<b>3. Department of Planning and Environment's Guide to Preparing Planning Proposals Information Checklist</b>		<b>Satisfactory</b>			<b>Comments</b>
<b>REQUIREMENTS FOR ALL PLANNING PROPOSALS –</b> <i>A Guide to preparing Planning Proposals - Section 3.33 (2) of the EP&amp;A Act</i>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
<b>Part 1 - Objectives and Intended Outcomes (2.1 of PP Guide)</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>'A Guide to Preparing Planning Proposals' requires a concise statement setting out the objectives or intended outcomes of the planning proposal. Council's Planning Proposal statement is specific enough to accurately reflect the desired outcome of the proposal as required by the Guidelines. The objective is stated as:</p> <p><i>“To amend the Leichhardt Local Environmental Plan 2013 as it applies to 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield to facilitate the redevelopment of the site for a residential apartment development by increasing the FSR development standard and introducing a new maximum building height development standard”.</i></p>
<b>Part 2 - Explanation of Provisions (2.2 of PP Guide)</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal prepared by Council clearly explains the proposed provisions of the proposal including the proposed FSR and height of building development standards which are the most appropriate for the site as well as maximum heights in storeys, setbacks and other requirements for future development of the site.
<b>Part 3 – Justification (2.3 of PP Guide)</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Section A: Need for the Planning Proposal</b>					
<b>Q1</b>	<b>Is the Planning Proposal a result of any strategic study or report?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Planning Proposal is not the result of a strategic study or report undertaken by Council. A request to amend the planning controls for 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield was received by Council from the

					Proponent. Redevelopment of this site offers a good opportunity to deliver additional dwellings with access to employment, services and public transport at a contextually appropriate density.
Q2	<b>Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is the only means of achieving this level of additional FSR and height on the site given the variation is too great for a Clause 4.6 objection and a change in zoning is not required. The proposal also provides a mechanism for the proponent to deliver substantial public benefits not otherwise required under the existing controls including the provision of contributions for affordable housing consistent with its <i>Affordable Housing Policy (2016)</i> .
<b>Section B: Relationship to Strategic Planning Framework</b>					
Q3	<b>Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy including any exhibited draft plans or strategies?</b> Consideration of the relevant Strategies is demonstrated below:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The <i>Greater Sydney Region Plan (GSRP)</i> and the <i>Eastern City District Plan (ECDP)</i> are considered in detail below. The proposal is considered to be generally consistent with the Regional and District Plans.
<b>Greater Sydney Region Plan 2018: Metropolis of 3 Cities – A vision to 2056</b>					
<b>Direction 1: A city supported by infrastructure</b>					
	Objective 1: Infrastructure supports the three cities. <ul style="list-style-type: none"> <li>Strategy 1.1 - Prioritise infrastructure investments to support the vision of <i>A Metropolis of Three Cities</i>.</li> <li>Strategy 1.2 - Sequence growth across the three cities to promote north-south and east-west connections.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – no infrastructure proposed.
	Objective 2: Infrastructure aligns with forecast growth - growth infrastructure compact <ul style="list-style-type: none"> <li>Strategy 2.1 - Align forecast growth with Infrastructure.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – no infrastructure proposed.



	<ul style="list-style-type: none"> <li>Strategy 2.2 - Sequence infrastructure provision across Greater Sydney using a place-based approach.</li> </ul>				
	<p>Objective 3: Infrastructure adapts to meet future needs.</p> <ul style="list-style-type: none"> <li><b>Strategy 3.1</b> - Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – no infrastructure proposed.
	<p>Objective 4: Infrastructure use is optimised.</p> <ul style="list-style-type: none"> <li>Strategy 4.1 - Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is well located to optimise the use of existing infrastructure being located 50 metres west of the Lilyfield Light Rail Station. Increased density on the site will ensure that the use of existing infrastructure is optimised.
<b>Direction 2: A collaborative city</b>					
	Objective 5: Benefits of growth realised by collaboration of governments, community and business.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides a collaborative approach between private individuals (the Proponent) and local government to provide additional housing as well as affordable housing opportunities in the local area. The site is not located in a collaboration area, growth area, planning precinct or similar areas.
<b>Direction 3: A city for people</b>					
	<p>Objective 6: Services and infrastructure meets communities' changing needs.</p> <ul style="list-style-type: none"> <li><b>Strategy 6.1</b> - Deliver social infrastructure that reflects the needs of the community now and in the future.</li> <li><b>Strategy 6.2</b> - Optimise the use of available public land for social infrastructure.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – social infrastructure not proposed.
	<p>Objective 7: Communities are healthy, resilient and socially connected.</p> <p><b>Strategy 7.1</b> - Deliver healthy, safe and inclusive places for</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides a location which allows walking and use of public transport. Being located close to transport and services, the proposal will provide for a healthy and socially connected community. The site is also in close proximity to

	<p>people of all ages and abilities that support active, resilient and socially connected communities by:</p> <ul style="list-style-type: none"> <li>• providing walkable places at a human scale with active street life</li> <li>• prioritising opportunities for people to walk, cycle and use public transport</li> <li>• co-locating schools, health, aged care, sporting and cultural facilities</li> <li>• promoting local access to healthy fresh food and supporting local fresh food production.</li> </ul>				<p>the small shopping area of Lilyfield allowing for daily needs to be met by the future residents.</p>
	<p>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.</p> <ul style="list-style-type: none"> <li>• <b>Strategy 8.1</b> - Incorporate cultural and linguistic diversity in strategic planning and engagement.</li> <li>• <b>Strategy 8.2</b> - Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>N/A – no refugee populations and the proposal is not contrary to migrant communities.</p>
	<p>Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation.</p> <p><b>Strategy 9.1</b> - Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:</p> <ul style="list-style-type: none"> <li>• arts enterprises and facilities and creative industries</li> <li>• interim and temporary uses</li> <li>• appropriate development of the night-time economy.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>N/A – The proposal is not contrary to this objective.</p>
<p><b>Direction 4: Housing the city</b></p>					
	<p>Objective 10: Greater housing supply</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Regional and District plans have set a housing supply target of 5,900 new dwellings in the next 5 years for the Inner West. The site is located in close proximity to transport and services, which ensures that any additional housing provided is well located.</p> <p>The additional housing capacity created by the proposal is</p>

					<p>to be located within an established residential area, with access to all necessary amenities and services, thereby ensuring the urban footprint is not extended and resources are used more efficiently.</p> <p>The proposed affordable housing and potential for a mix of apartment types would also assist in satisfying Objective 11 and Planning Priority E5. The IWC's <i>Affordable Housing Policy</i> (November 2016) states that stronger intervention through the planning system in the form of mechanisms to capture an equitable share of land value uplift is needed. This Policy requires a 15% Affordable Housing Contribution within various sites (including infill development) where there are more than 20 dwellings proposed or GFA of more than 1,700m<sup>2</sup>. The proposal satisfies this requirement via the proposed VPA.</p>
Objective 11: Housing is more diverse and affordable.	<ul style="list-style-type: none"> <li>• <b>Strategy 11.1</b> - Prepare Affordable Rental Housing Target Schemes, following development of implementation arrangements.</li> <li>• <b>Strategy 11.2</b> - State agencies, when disposing or developing surplus land for residential or mixed-use projects include, where viable, a range of initiatives to address housing diversity and/or affordable rental housing.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides for additional housing supply with affordable housing in accordance with Council's 15% requirement for FSR uplift via a VPA, within in a well serviced location and in an area which is already zoned for residential development.
<b>Direction 5: A city of great places</b>					
Objective 12: Great places that bring people together.	<ul style="list-style-type: none"> <li>• <b>Strategy 12.1</b> - Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by: <ul style="list-style-type: none"> <li>▪ prioritising a people-friendly public realm and open spaces as a central organising design</li> </ul> </li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal as outlined by Council achieves an appropriate form and density of future development on the site in the context of the area. The proposal is considered to be generally consistent with these objectives and priorities as the site is located within a walkable neighbourhood to transport and services, allowing people to come together.

	<p>principle</p> <ul style="list-style-type: none"> <li>▪ recognising and balancing the dual function of streets as places for people and movement</li> <li>▪ <i>providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres</i></li> <li>▪ integrating social infrastructure to support social connections and provide a community hub</li> <li>▪ recognising and celebrating the character of a place and its people.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Strategy 12.2</b> - In Collaboration Areas, Planned Precincts and planning for centres: <ul style="list-style-type: none"> <li>▪ investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking</li> <li>▪ ensure parking availability takes into account the level of access by public transport</li> <li>▪ consider the capacity for places to change and evolve, and accommodate diverse activities over time</li> <li>▪ incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations.</li> </ul> </li> </ul>				
Objective 13: Environmental heritage is conserved and enhanced.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – There is no heritage items on the site or in the vicinity of the site.
<b>Direction 6: A well connected city</b>					
Objective 14: A metropolis of three cities- integrated land use and transport creates walkable and 30-minute cities.	<ul style="list-style-type: none"> <li>• <b>Strategy 14.1</b> - Integrate land use and transport plans to deliver the 30-minute city.</li> <li>• <b>Strategy 14.2</b> - Investigate, plan and protect future transport and infrastructure corridors.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to be consistent with this Direction given its proximity to the light rail station and bus stops, ensuring future residents can gain access to the 30 minute city consistent with the strategic plans. The site is also within an easy walking distance to the small local centre of Lilyfield. The site is located in an area suitable to encourage walking and cycling as alternate modes of

	<ul style="list-style-type: none"> <li>• <b>Strategy 14.3</b> - Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.</li> </ul>				transport.
	<p>Objective 15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive.</p> <ul style="list-style-type: none"> <li>• <b>Strategy 15.1</b> - Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the economic corridors.</li> <li>• <b>Strategy 15.2</b> - Prioritise transport investments that enhance access to the economic corridors and between centres within the corridors.</li> <li>• <b>Strategy 15.3</b> - Co-locate health, education, social and community facilities in strategic centres along the economic corridors.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – the site is not located in these areas.
	Objective 16: Freight and logistics network is competitive and efficient.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	Objective 17: Regional connectivity is enhanced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Direction 7: Jobs and skills for the city</b>					
	Objective 18: Harbour CBD is stronger and more competitive.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – the site is not located in the Harbour CBD.
	Objective 19: Greater Parramatta is stronger and better connected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – the site is not located in Greater Parramatta.
	Objective 20: Western Sydney Airport and Badgery's creek Aerotropolis are economic catalysts for Western Parkland City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - the site is not located in this area.
	Objective 21: Internationally competitive health, education, research and innovation precincts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	<p>Objective 22: Investment and business activity in centres.</p> <ul style="list-style-type: none"> <li>▪ <b>Strategy 22.2</b> - Create new centres in accordance with the principles for Greater Sydney' s centres.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	While the site is not located in a centre, it is located in close proximity to the B2 local Centre zoning to the east. The proposal would support this centre by providing additional residential population which would increase the viability of

					this centre.
	Objective 23: Industrial and urban services land is planned, protected and managed. <ul style="list-style-type: none"> <li>• <b>Strategy 23.1</b> - Retain, review and plan industrial and urban services land in accordance with the principles for managing industrial and urban services land.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	While the site currently involves commercial and industrial uses, the site is not zoned for industrial or urban services uses and accordingly is not required to be protected and maintained for this use. The site is not located in the employment lands as outlined in this Strategy.
	Objective 24: Economic sectors are targeted for success.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Direction 8: A city in its landscape</b>					
	Objective 25: The coast and waterways are protected and healthier. <ul style="list-style-type: none"> <li>• <b>Strategy 25.1</b> - Protect environmentally sensitive areas of waterways and the coastal environment area.</li> <li>• <b>Strategy 25.2</b> - Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport.</li> <li>• <b>Strategy 25.3</b> - Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.</li> <li>• <b>Strategy 25.4</b> - Reinstate more natural conditions in highly modified urban waterways.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located in close proximity of Sydney Harbour and within the Sydney Harbour REP area (but not within the Foreshores and Waterways area). The redevelopment of the site for higher density housing will provide opportunities to deliver a more effective stormwater management system on-site that will capture and appropriately dispose of stormwater, will allow for groundwater absorption, and capture and reuse of stormwater. This, together with the phasing out of non-conforming industrial premises on-site, will ultimately improve the water quality, health, and enjoyment of Sydney Harbour and the District's waterways.
	Objective 26: A cool and green parkland city in the South Creek corridor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – The site is not located in the catchment of South Creek.
	Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will not adversely impact on any bushland or biodiversity.
	Objective 28: Scenic and cultural landscapes are protected. <ul style="list-style-type: none"> <li>• <b>Strategy 28.1</b> - Identify and protect scenic and cultural landscapes.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A

	<ul style="list-style-type: none"> <li>• <b>Strategy 28.2</b> - Enhance and protect views of scenic and cultural landscapes from the public realm.</li> </ul>				
	Objective 29: Environmental, social and economic values in rural areas are maintained and enhanced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – The site is not located in a rural area.
	Objective 30: Urban tree canopy cover is increased. <ul style="list-style-type: none"> <li>• <b>Strategy 30.1</b> - Expand urban tree canopy in the public realm.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is generally consistent with this direction in that greater landscaping opportunities can be provided on the redeveloped site than is currently achieved on the site. The introduction of this additional landscaping within the required deep soil zone on the site will contribute to the tree canopy of the locality.
	Objective 31: Public open space is accessible, protected and enhanced.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – There is no public open space proposed.
	Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – refer above.
<b>Direction 9: An efficient city</b>					
	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change. <ul style="list-style-type: none"> <li>• <b>Strategy 33.1</b> - Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050 especially through the establishment of low-carbon precincts in Planned Precincts, Growth Areas and Collaboration Areas.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not located within a planning precinct, growth area or collaboration area or a State Significant Precinct and therefore onerous efficiency targets may be inappropriate. Future development on the site will be required to comply with BASIX requirements for water and energy efficiency. The provision of a deep soil zone and other landscaping opportunities will also assist with the proposal being generally consistent with this Direction. Further opportunities to include controls relating to environmental performance and sustainability could be incorporated into a site-specific Development Control Plan which is to be provided following the Gateway Determination.
	Objective 34: Energy and water flows are captured, used and re-used. <ul style="list-style-type: none"> <li>• <b>Strategy 34.1</b> - Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency especially in Planned Precincts</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is generally consistent with this direction in that it will be subject to the BASIX requirements at DA stage. The site is not a planned precinct.

	and Growth Areas, Collaboration Areas and State Significant Precincts.				
	Objective 35: More waste is re-used and recycled to support the development of a circular economy. <ul style="list-style-type: none"> <li>• <b>Strategy 35.1</b> - Protect existing, and identify new, locations for waste recycling and management.</li> <li>• <b>Strategy 35.2</b> - Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is not inconsistent with this direction in that it will be subject to waste management requirements including recycling at the DA stage.
<b>Direction 10: A resilient city</b>					
	Objective 36: People and places adapt to climate change and future shocks and stresses. <ul style="list-style-type: none"> <li>• <b>Strategy 36.1</b> - Support initiatives that respond to the impacts of climate change.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal is generally consistent with this direction in that it will be subject to the BASIX requirements at DA stage. The site is not a planned precinct.
	Objective 37: Exposure to natural and urban hazards is reduced. <ul style="list-style-type: none"> <li>• <b>Strategy 37.1</b> - Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.</li> <li>• <b>Strategy 37.2</b> - Respond to the direction for managing flood risk in the Hawkesbury-Nepean Valley as set out in <i>Resilient Valley, Resilient Communities – Hawkesbury-Nepean Valley Flood Risk Management Strategy</i>.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is generally consistent with this direction in that the site is not affected by any natural hazards.
	Objective 38: Heatwaves and extreme heat are managed. <ul style="list-style-type: none"> <li>• <b>Strategy 38.1</b> - Mitigate the urban heat island effect and reduce vulnerability to extreme heat.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is generally consistent with this direction in that it will provide additional landscaping opportunities to reduce the heat island effect at the site.
<b>Implementation</b>					
	Objective 39: A collaborative approach to city planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	Objective 40: Plans refined by monitoring and reporting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A



<b>Eastern City District Plan</b>				
<b>Direction 1: A city supported by infrastructure</b>				
E1: A city supported by infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is considered that the proposal is well located in terms of existing infrastructure to optimise its use by future residents and is consistent with Direction 1 and the associated objective and planning priorities.
<b>Direction 2: A collaborative city</b>				
E2: Working through collaboration.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is considered that the proposal demonstrates this collaboration via the proposed VPA for contributions.
<b>Direction 3: A city for people</b>				
E3: Providing services and social infrastructure to meet people's changing needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located in close proximity to the small local centre of Lilyfield, located approximately 250 metres to the east. This small local centre comprises a café, newsagent and small supermarket. This allows future residents to enjoy a walkable neighbourhood comprising walking opportunities and social connections which can potentially increase the quality of life for residents.
E4: Fostering healthy, creativity, culturally rich and socially connected communities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer above.
<b>Direction 4: Housing the city</b>				
E5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located in close proximity to transport and services, which ensures that any additional housing provided is well located. Council's Affordable Housing Policy requires a 15% Affordable Housing Contribution within various sites (including infill development) where there are more than 20 dwellings proposed or GFA of more than 1,700m <sup>2</sup> . The proposal involves providing this affordable housing via a cash contribution in a VPA which satisfies this requirement. Being located close to jobs, services and transport as well as providing housing supply and choice ensures the proposal is consistent with this Direction.

					The proposed additional FSR on this site will assist Council in achieving the additional dwellings required to be provided within an existing residential area, which is 5,900 by 2021. The proposal fits within these housing targets and the future dwellings required in the area in terms of housing supply.
<b>Direction 5: A city of great places</b>					
E6: Creating and renewing great places and local centres, and respecting the District's heritage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		As outlined for Objective 12 above.  The proposal achieves an appropriate form and density for future development on the site. The proposal is considered to be generally consistent with these objectives and priorities as the site is located within a walkable neighbourhood to transport and services, allowing people to come together. The proposal provides for an appropriate bulk and scale.  The site is not listed as a heritage item or located within a conservation area, the retention of the existing warehouse façade, as part of the proposed scheme, could assist in maintaining the established character of the area, as well as providing an interpretation of the sites former industrial use. The mix of existing and former industrial buildings with residential development is typical of the local character.
<b>Direction 6: A well connected city</b>					
E10: Delivering integrated land use and transport planning and a 30-minute city.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		The proposal is considered to be consistent with this Direction given its proximity to the light rail station and bus stops, ensuring future residents can gain access to the 30 minute city consistent with the strategic plans.
<b>Direction 7: Jobs and skills for the city</b>					
E7: Growing a stronger and more competitive Harbour CBD.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		N/A
E8: Growing and investing in health and education precincts and the Innovation Corridor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		N/A
E9: Growing international trade gateways.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		N/A

	E11: Growing investment, business opportunities and jobs in strategic centres.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	E12: Protecting industrial and urban services land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not rezone land as the site is already zoned R1 General Residential. There will be no loss of industrial land given the existing industrial use on the site currently operates under existing use rights and the site is not located in the core employment lands as outlined in the Regional and District Plans.
	E13: Supporting growth of targeted industry sectors.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Direction 8: A city in its landscape</b>					
	E14: Protecting and improving the health and enjoyment of Sydney Harbour, and the District's waterways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is unlikely to adversely impact on the water quality of Sydney Harbour as outlined above in the consideration of the GSRP. Stormwater management of the site will be considered in further at the detailed design/DA stage.
	E15: Protecting and enhancing bushland and biodiversity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will not adversely impact on any bushland or biodiversity. The site remains within the urban footprint and does not adversely impact upon biodiversity or flora communities.
	E16: Protecting and enhancing scenic and cultural landscapes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	E17: Increasing urban tree canopy cover and delivering Green Grid connections.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is generally consistent with this direction in that greater landscaping opportunities can be provided on the site than is currently achieved. Street tree planting at DA stage can further increase the tree canopy in the area.
	E18: Delivering high quality open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – There is no public open space proposed in the PP.
<b>Direction 9: An efficient city</b>					
	E19: Reducing carbon emissions and managing energy water and waste efficiently.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not located within a planning precinct, growth area or collaboration area or a State Significant Precinct and therefore onerous efficiency targets may be inappropriate. Future development on the site will be required to comply with BASIX requirements for water and

					energy efficiency. The provision of a deep soil zone and other landscaping opportunities will also assist with the proposal being generally consistent with this Direction. Further opportunities to include controls relating to environmental performance or sustainability should be incorporated into a site-specific Development Control Plan which should be provided following the Gateway Determination.
<b>Direction 10: A resilient city</b>					
	E20: Adapting to the impacts of urban and natural hazards and climate change.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not affected by any natural hazards and energy efficiency should be addressed in the site-specific development control plan to be provided following the Gateway Determination.
<b>Implementation</b>					
	E21: Preparing local strategic planning statements informed by local strategic planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	E22: Monitoring and reporting on the delivery of the Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>STRATEGIC MERIT TEST</b>					
<b>Qu 3 (a) Does the proposal have strategic merit? Is it:</b>					
	Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to be consistent with the Greater Sydney Region Plan and the Eastern City District Plan as outlined above. The site is well located to optimise the use of existing infrastructure, in particular the Lilyfield Light Rail Station as well as major roads and bus services and allows for walking to nearby services. The proposed increased density on the site will therefore ensure that the use of existing infrastructure is optimised and contributes towards a 30 minute city. The proposal is also supported by an offer to enter into a VPA with Council for affordable housing and with a mix of apartment types (required by Clause 6.13 of the LLEP 2013) will assist in providing housing choice.

						<p>This proposal will assist Council in achieving the housing target given the provision of additional gross floor area for residential development proposed. The site is located in close proximity to transport and services, which ensures that any additional housing provided is well located. The additional housing capacity is also located within the established general residential area, with access to all necessary amenities and services and therefore does not require the extension of the urban footprint.</p> <p>The redevelopment of the site for higher density housing will provide opportunities to deliver a more effective stormwater management system on-site and will result in the phasing out of non-conforming industrial uses, which will ultimately improve the water quality, health, and enjoyment of district's waterways. The proposal will not adversely impact on any bushland or biodiversity and further landscaping and deep soil planting can be introduced to the site which will contribute to increasing the tree canopy in the area. Future development on the site will be required to comply with the BASIX requirements for water and energy efficiency.</p>
		Consistent with relevant local council strategy that has been endorsed by the Department.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no relevant strategies which have been endorsed by the Department.
		Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This has not been relied upon in the PP.
<b>Qu 3 (b) Does the proposal have site-specific merit, having regard to the following:</b>						
		The natural environment (including known significant values, resources or hazards).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located within the urban footprint and is not considered to have any significant environmental values. While there are some trees located on the site, these trees are not considered to be significant. Furthermore, there are no other natural site features and the site is not affected by

						any significant natural hazards such as flooding, bushfire or geotechnical instability.
		The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently zoned R1 General Residential and there are no changes proposed to this existing zoning or the uses permissible on the site. The surrounding area is also within the R1 zone with the exception of a small area zoned B2 Local Centre to the east on the opposite side of Lonsdale Street. There is currently some commercial and industrial uses on the site, however, these uses rely on existing use rights. Given there is no change to the zoning or permissible uses and the surrounding area is residential, the future use of the site for residential development is satisfactory.
		The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is well located in terms of close proximity to transport and services, including the Lilyfield light rail stop as well as numerous bus stops. The small local centre of Lilyfield is also located in close proximity to the site. The site is also adequately serviced with the relevant infrastructure for residential development including reticulated water and sewerage, electricity and telecommunications. Therefore, there are sufficient services and infrastructure in the area for the proposal.
		Parramatta Road Urban Transformation Strategy (PRUTS)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A to this site.
		Sydenham to Bankstown Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A to this site.
<b>Q4</b>		<b>Is the planning proposal consistent with Council's strategy or other local strategic plan?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Council Policies which are required to be considered include:</p> <ul style="list-style-type: none"> <li>• <i>Our Inner West 2036: A community strategic plan for the Inner West community</i> (June 2018)</li> <li>• <i>Integrated Transport Plan – Leichhardt</i></li> <li>• <i>Inner West Council Delivery Program 2018-22</i></li> <li>• <i>Inner West Council Affordable Housing Policy 2016</i></li> </ul> <p>These plans are addressed as outlined below.</p>

	<b>Our Inner West 2036: A community strategic plan for the Inner West community (June 2018)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to the discussion below on relation to the Strategic Directions of this Plan.
<b>Strategic Direction 1: An ecologically sustainable inner west</b>					
	<p>1.1 <i>The people and infrastructure of Inner West contribute positively to the environment and tackling climate change.</i></p> <ol style="list-style-type: none"> <li>1. <i>Provide the support needed for people to live sustainably</i></li> <li>2. <i>Reduce urban heat and manage its impact</i></li> <li>3. <i>Create spaces for growing food</i></li> <li>4. <i>Develop planning controls to protect and support a sustainable environment</i></li> <li>5. <i>Provide green infrastructure that supports increased ecosystem services.</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal is generally consistent with these outcomes in that it provides additional landscaping opportunities and coverage on the site, increases the tree canopy and allows for communal open spaces where gardens could be grown.</p> <p>Future development on the site would be required to comply with the BASIX requirements at the DA stage. Further energy and water efficient initiatives can be considered at the detailed design/DA stage of the proposal.</p>
	<p>1.2 <i>Inner West has a diverse and increasing urban forest that supports connected habitats for flora and fauna.</i></p> <ol style="list-style-type: none"> <li>1. <i>Support people to protect, restore, enhance and connect with nature in Inner West</i></li> <li>2. <i>Maintain and increase Inner West's tree canopy and urban forest, and enhance biodiversity corridors</i></li> <li>3. <i>Protect, conserve and enhance existing natural area sites for species richness and diversity.</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal provides some additional landscaping opportunities within the site and increases the tree canopy. This can be further addressed at the detailed design/DA stage.</p>
	<p>1.3 <i>The community is water sensitive, with clean, swimmable waterways</i></p> <ol style="list-style-type: none"> <li>1. <i>Collaborate to deliver water-sensitive plans, decisions and infrastructure</i></li> <li>2. <i>Supply water from within Inner West catchments</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Water cycle management will be considered at the detailed design/DA stage, including water recycling.</p>
	<p>1.4 <i>Inner West is a zero emissions community that generates and owns clean energy</i></p> <ol style="list-style-type: none"> <li>1. <i>Support local adoption of clean renewable</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Energy management will be considered at the detailed design/DA stage, including BASIX compliance.</p>

		<p>energy</p> <p>2. Develop a transport network that runs on clean renewable energy</p>				
		<p>1.5 Inner West is a zero waste community with an active share economy</p> <p>1. Support people to avoid waste, and reuse, repair recycle and share</p> <p>2. Provide local reuse and recycling infrastructure</p> <p>3. Divert organic material from landfill</p> <p>4. Advocate for comprehensive Extended Producer Responsibility+</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Relevant conditions can be applied to future DAs for recycling.
<b>Strategic Direction 2: Unique, liveable, networked neighbourhoods</b>						
		<p>2.1. Development is designed for sustainability and makes life better.</p> <p>1. Pursue integrated planning and urban design across public and private spaces to suit community and local environment needs</p> <p>2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues</p> <p>3. Improve the quality, and investigate better access and use of existing community assets</p> <p>4. Develop planning controls that protect and support a sustainable environment and contribute to a zero emissions and zero waste community.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will allow a greater use of public transport given its proximity to the light rail and bus services. Waste management and recycling can be addressed at the detailed design stage.
		<p>2.2. The unique character and heritage of neighbourhoods is retained and enhanced.</p> <p>1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages</p> <p>2. Manage change with respect for place, community history and heritage.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is satisfactory in this regard given there is no heritage values in the area and the neighbourhood character is not unique.



	<p>2.3. <i>Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings.</i></p> <ol style="list-style-type: none"> <li>1. <i>Plan and deliver public spaces that fulfil and support diverse community needs and life</i></li> <li>2. <i>Ensure private spaces and developments contribute positively to their surrounding public spaces</i></li> <li>3. <i>Advocate for and develop planning controls that retain and protect existing public and open spaces.</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	While there are no public spaces proposed, the proposal has the potential to positively contribute to the streetscape and public domain subject to an appropriate scale as outlined in this report.
	<p>2.4. <i>Everyone has a roof over their head and a suitable place to call home.</i></p> <ol style="list-style-type: none"> <li>1. <i>Ensure the expansion of social, community and affordable housing, distributed across Inner West, facilitated through proactive policies</i></li> <li>2. <i>Encourage diversity of housing type, tenure and price in new developments</i></li> <li>3. <i>Assist people who are homeless or sleeping rough.</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides a range of dwelling sizes and will provide for affordable housing through the VPA.
	<p>2.5. <i>Public transport is reliable, accessible, connected and enjoyable.</i></p> <ol style="list-style-type: none"> <li>1. <i>Advocate for improved public transport services to, through and around Inner West</i></li> <li>2. <i>Advocate for, and provide, transport infrastructure that aligns to population growth.</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides an appropriate location for an increase in residential development given its proximity to various public transport options including the light rail and buses.
	<p>2.6. <i>People are walking, cycling and moving around Inner West with ease.</i></p> <ol style="list-style-type: none"> <li>1. <i>Deliver integrated networks and infrastructure for transport and active travel.</i></li> <li>2. <i>Pursue innovation in planning and providing new transport options</i></li> <li>3. <i>Ensure transport infrastructure is safe, connected and well maintained</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer above.

<b>Strategic Direction 3: Creative communities and a strong economy</b>					
	<p>3.1. <i>Creativity and culture are valued and celebrated.</i></p> <ol style="list-style-type: none"> <li>1. <i>Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts</i></li> <li>2. <i>Create opportunities for all members of the community to participate in arts and cultural activities</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not remove any creative uses and is not contrary to this strategy.
	<p>3.2. <i>Inner West is the home of creative industries and services.</i></p> <ol style="list-style-type: none"> <li>1. <i>Position Inner West as a place of excellence for creative industries and services and support them to thrive</i></li> <li>2. <i>Facilitate links to programs and services to help businesses grow, innovate and improve their competitiveness</i></li> <li>3. <i>Encourage the establishment of new enterprises in Inner West</i></li> <li>4. <i>Facilitate the availability of affordable spaces for creative industries and services.</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not remove any creative and is not contrary to this strategy.
	<p>3.3 <i>The local economy is thriving.</i></p> <ol style="list-style-type: none"> <li>1. <i>Support business and industry to be socially and environmentally responsible</i></li> <li>2. <i>Strengthen economic viability and connections beyond Inner West.</i></li> <li>3. <i>Promote Inner West as a great place to live, work, visit and invest in.</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is likely to have positive economic impacts given it would result in greater patronage of the nearby retail and commercial services in Lilyfield. The proposal will also assist in promoting the Inner West as a great place to live, work, visit and invest in.
	<p>3.4 <i>Employment is diverse and accessible.</i></p> <ol style="list-style-type: none"> <li>1. <i>Support local job creation by protecting industrial and employment lands</i></li> <li>2. <i>Encourage social enterprises and businesses to grow local employment</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not contrary to this outcome given the land is already zoned residential; notwithstanding the existing use of the site currently involves a minor amount of industrial and commercial employment. The site is not located within the core employment lands for the area.

	<p>3.5 <i>Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained.</i></p> <ol style="list-style-type: none"> <li>1. <i>Promote unique, lively, safe and accessible urban hubs and main streets – day and night</i></li> <li>2. <i>Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment</i></li> <li>3. <i>Pursue a high standard of planning, urban design and development that supports urban centres</i></li> <li>4. <i>Promote the diversity and quality of retail offerings and local products</i></li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is not relevant to the Planning Proposal as it is not located on a main street or within an urban hub.
<b>Strategic Direction 4: Caring, happy, healthy communities</b>					
	<p>4.1 <i>Everyone feels welcome and connected to the community.</i></p> <ol style="list-style-type: none"> <li>1. <i>Foster inclusive communities where everyone can participate in community life</i></li> <li>2. <i>Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity</i></li> <li>3. <i>Empower and support vulnerable and disadvantaged community members to participate in community life</i></li> <li>4. <i>Increase and promote awareness of the community's history and heritage</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not inconsistent with this provision.
	<p>4.2 <i>The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West.</i></p> <ol style="list-style-type: none"> <li>1. <i>Celebrate Aboriginal and Torres Strait Islander cultures and history</i></li> <li>2. <i>Promote Aboriginal and Torres Strait Islander arts and businesses</i></li> <li>3. <i>Acknowledge and support the rights of the Aboriginal community to self determination</i></li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not inconsistent with this provision.

		4. <i>Actively engage Aboriginal people in the development of programs, policies and strategies</i>				
		4.3 <i>The community is healthy and people have a sense of wellbeing.</i> 1. <i>Provide the facilities, spaces and programs that support wellbeing and active and healthy communities</i> 2. <i>Provide opportunities for people to participate in recreational activities they enjoy.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not inconsistent with this provision.
		4.4 <i>People have access to the services and facilities they need at all stages of life.</i> 1. <i>Plan and provide services and infrastructure for a changing and ageing population</i> 2. <i>Ensure the community has access to a wide range of learning spaces, resources and activities</i> 3. <i>Support children's education and care services to ensure a strong foundation for lifelong learning.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is not inconsistent with this provision.
<b>Strategic Direction 5: Progressive local leadership</b>						
		5.1 <i>People are well informed and actively engaged in local decision making and problem solving.</i> 1. <i>Support local democracy through transparent communication and inclusive participatory community engagement</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detailed community consultation would be undertaken by Council if the Planning Proposal proceeds past the Gateway Determination.
		5.2 <i>Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes.</i> 1. <i>Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities</i> 2. <i>Support local capacity for advocacy</i> 3. <i>Collaborate with partners to deliver positive outcomes for the community, economy and</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	This is not directly relevant to this proposal.

		<i>environment.</i>				
		<p>5.3 <i>Government makes responsible decisions to manage finite resources in the best interest of current and future communities.</i></p> <p>1. <i>Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations</i></p> <p>2. <i>Ensure responsible, sustainable, ethical and open local government</i></p> <p>3. <i>Deliver innovation, excellence, efficiency, effectiveness and probity in Council processes and services.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This report represents a thorough consideration of the proposal.
		<b>Inner West Delivery Program 2018-2022 (June 2018)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The <i>Inner West Council Delivery Program 2018-22</i> (<i>'Delivery Program'</i>) was adopted by Council in June 2018 which outlines the Council's four year Delivery Program. This includes two parts; Part A outlines the continuation of the delivery of essential and established services while Part B involves initiatives for major changes that deliver on the Community Strategic Plan (CSP). The Delivery Program identifies how the Council will implement the strategic directions and outcomes outlined in the CSP.</p> <p>The proposal is generally consistent with the CSP and therefore this Delivery Program as outlined above. The proposal provides an appropriate form of development in an appropriate location in terms of accessibility to services and public transport. Sustainability goals and creating a sense of community can be more fully considered at the detailed design stage. The proposal encourages the use of sustainable modes of transport, and is supported by a VPA offer for value uplift sharing that could be allocated to address Council's priorities. The proposal is generally consistent with this Policy.</p>
		<b>Integrated Transport Plan – Leichhardt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This Plan has the following strategic objectives (my

				<p>emphasis added):</p> <ol style="list-style-type: none"> <li>1. <i>Improve accessibility within and through the LGA;</i></li> <li>2. <b><i>Create a legible, direct and safe pedestrian and cycling environment;</i></b></li> <li>3. <b><i>Encourage public transport use;</i></b></li> <li>4. <b><i>Provide appropriate levels of parking;</i></b></li> <li>5. <b><i>Provide a safe and efficient road network for all road users;</i></b></li> <li>6. <b><i>Facilitate integration of land use, transport and community &amp; cultural activities;</i></b></li> <li>7. <i>Provide convenience for the users of Leichhardt;</i></li> <li>8. <i>Promote health and wellbeing; and</i></li> <li>9. <i>Improve environmental conditions.</i></li> </ol> <p>Of particular relevance to this proposal are objectives 2, 3, 4, 5 and 6. It is considered that the site and proposal are capable of providing sufficient car parking on site and is located in close proximity to Lilyfield light rail stop which ensure Objectives are 3 and 4 are met by the proposal. Public domain improvements in the form of public footpaths and similar pedestrian infrastructure can also be provided at the detailed design stage which allows consistency with Objective 2. Objective 6 is also considered satisfied by the PP given the proposed increase in residential density is well located to utilise public transport comprising the light rail and bus services.</p> <p>Objective 5 requires the provision of a safe and efficient road network. The potential increase to traffic joining and exiting from the City West Link is an issue which requires further consideration by the RMS following the Gateway determination. In all other aspects, the PP is generally</p>
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					consistent with this Policy.
	<b>Inner West Council Affordable Housing Policy 2016</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Policy outlines that there are a number of reasons why affordable housing needs to be provided. These include that there are a large, disproportionate and growing number of local people in housing stress, the displacement of historical populations through ongoing gentrification and non-replacement of affordable housing lost. Current and projected levels of unmet need for affordable housing including for very low, low and moderate income households together with other more vulnerable groups are further reasons.</p> <p>This Policy (Section 2.5) requires 15% of the total gross floor area ('GFA') of the development as a Major Planning Agreement as it is for a rezoning with a development of more than 20 dwellings and a GFA of &gt; 1,700m<sup>2</sup> to be provided as affordable housing. Contributions made under a Planning Agreement may be made in the form of apartments or a cash contribution, or a combination of the two. Council will determine the form of the contribution to be made. Where the share of land value uplift is provided as apartments, Council will determine the size of apartments in accordance with its strategic priorities, and seek a mix of dwellings sizes.</p> <p>In this instance, the proposal involves an offer to enter into a VPA to provide a monetary contribution towards affordable housing. The proposal is generally consistent with this Policy subject to this VPA. Further details of this VPA will be considered following the Gateway Determination.</p>
	Any other former Leichhardt Council policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A - Outlined above.
	Any other former Marrickville Council policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – The site is not located in the former Marrickville LGA.
	Any other former Ashfield Council policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – The site is not located in the former Ashfield LGA.

<b>Q5</b>	<b>Is the planning proposal consistent with applicable State Environmental Planning Policies?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	SEPP No 1 - Development Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current PP.
	SEPP No 19 - Bushland in Urban Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site does not contain any bushland.
	SEPP 55 - Remediation of Land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site contains existing commercial and industrial land uses and accordingly, there is risk of contamination. Clause 7 of SEPP 55 requires consideration of potential areas of contamination to be considered. A Detailed Site Investigation (DSI) report has been provided with the Planning Proposal, however, this DSI only relates to one portion of the site (36 Lonsdale Street) and is out of date. This issue is discussed further in the Planning Assessment Report. It is considered that this issue requires further consideration however can be addressed following the Gateway Determination.
	SEPP 64 - Advertising and Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contain provisions that contradict or hinder application of this SEPP. Should the proposal proceed, any future development must comply with the requirements of this SEPP.
	SEPP 65 - Design Quality of Residential Apartment Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal involves an appropriate FSR and height of building development standards to ensure an appropriately sized development can be undertaken on the site in accordance with the requirements of SEPP 65 and ADG. It is considered that this issue requires further consideration in relation to revised key development controls, however, can be addressed following the Gateway Determination. Urban design is further considered below in relation to Question 8.
	SEPP 70 - Affordable Housing (Revised Schemes)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal involves the offer to enter into a VPA, which will include an affordable housing contribution. It is considered that this issue requires further consideration, however, can be addressed following the Gateway Determination. In general, the proposal does not contain



					provisions that contradict or hinder application of this SEPP.
	SEPP 71 - Coastal Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	SEPP (Affordable Rental Housing) 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal involves the offer to enter into a VPA, which will include an affordable housing contribution. It is considered that this issue requires further consideration, however, can be addressed following the Gateway Determination. In general, the proposal does not contain provisions that contradict or hinder application of this SEPP.
	SEPP (Building Sustainability Index - BASIX) 2004	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contain provisions that contradict or hinder application of this SEPP. Should the proposal proceed, any future development must comply with the requirements of this SEPP.
	SEPP (Exempt and Complying Development Codes) 2008	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contain provisions that contradict or hinder application of this SEPP.
	SEPP (Housing for Seniors or People with a Disability) 2004	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contain provisions that contradict or hinder application of this SEPP and does not propose development under this SEPP.
	SEPP (Infrastructure) 2007	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will result in an infill development with increased density on a site which adjoins a classified road. Acoustic testing and reporting is required given its proximity to the City West Link and the aircraft noise affectation. Should the Planning Proposal proposal proceed, any future development must comply with the requirements of this SEPP and may be addressed at the detailed design/DA stage.
	SEPP (State and Regional Development) 2011	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	SEPP (State Significant Precincts) 2005	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	SEPP (Sydney Drinking Water Catchment) 2011	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	SEPP (Sydney Region Growth Centres) 2006	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	SEPP (Three Ports) 2013	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.

	SEPP (Urban Renewal) 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	SEPP (Western Sydney Employment Area) 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	Sydney (Western Sydney Parklands) 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	Sydney REP No 26 - City West	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	Sydney REP (Sydney Harbour Catchment) 2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contain provisions that contradict or hinder the application of this SEPP. The site, while within the area of this SREP, is not within the Foreshores and waterways map area or zoned under this Policy.
	SEPP (Educational Establishments and Childcare facilities) 2017	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	SEPP (Vegetation in Non-Rural Areas) 2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contain provisions that contradict or hinder the application of this SEPP.
	Draft SEPP (Competition) 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	Draft SEPP (Infrastructure) Amendment (Review) 2016	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current proposal.
	Draft Environment SEPP 2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contain provisions that contradict or hinder the application of this SEPP.
	Any other SEPPs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Q6</b>	<b>Is the planning proposal consistent with applicable Ministerial Directions (s. 117 Directions)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Employment and Resources</b>					
1.1	Business and Industrial Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
1.2	Rural zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
1.3	Mining, Petroleum Production and Extractive Industries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
1.4	Oyster Aquaculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
1.5	Rural Lands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Environment and Heritage</b>					

	2.1	Environment Protection Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	2.2	Coastal Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	2.3	Heritage Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not affected by any heritage items or values.
	2.4	Recreation Vehicle Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	2.5	Application of E2 and E3 zones and Environmental Overlays in Far North Coast LEPs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Housing Infrastructure and Urban Development</b>						
	3.1	Residential Zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal must comply with the following:-</p> <p>Clause 4 - <i>A planning proposal must include provisions that encourage the provision of housing that will:</i></p> <ul style="list-style-type: none"> <li>(a) <i>broaden the choice of building types and locations available in the housing market, and</i></li> <li>(b) <i>make more efficient use of existing infrastructure and services, and</i></li> <li>(c) <i>reduce the consumption of land for housing and associated urban development on the urban fringe, and</i></li> <li>(d) <i>be of good design.</i></li> </ul> <p>Clause 5 - <i>A planning proposal must, in relation to land to which this direction applies:</i></p> <ul style="list-style-type: none"> <li>(a) <i>contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</i></li> <li>(b) <i>not contain provisions which will reduce the permissible residential density of land.</i></li> </ul> <p>The Planning Proposal will increase the maximum permitted density on the site thereby making more efficient use of land and existing infrastructure and services.</p>

						<p>Housing mix will be determined at the DA stage and will be informed by Clause 6.13 (Diverse housing) of LLEP 2013 which specifies a minimum proportion of small (studio or one bedroom) dwellings and a maximum proportion of dwellings including three or more bedrooms.</p> <p>The Planning Proposal has been prepared by Council officers following a review of the site configuration and likely best fit in terms of building envelopes, height and FSR.</p> <p>The site is adequately serviced and there are no planning provisions which would reduce the permissible residential density of land. The proposal is consistent with this Direction.</p>
	3.2	Caravan Parks and Manufactured Home Estates	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to the current PP.
	3.3	Home Occupations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contravene this Direction.
	3.4	Integrating Land Use and Transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposal aims to facilitate additional residential dwellings in close proximity to public and active transport. The site is proximate to well-serviced bus and light rail stops, particularly those servicing the CBD. There are also a number of on-road and shared path cycle routes accessible from the site, including on Lilyfield Road, Victoria Road and Catherine Street. The proposal does not contravene this Direction.</p>
	3.5	Development Near Regulated Airports and Defence Airfields	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The site is within the ANEF 20-25 contour for Sydney Airport. Consultation with Sydney Airport must be undertaken following the Gateway Determination.</p> <p>Where it is proposed to increase residential densities in areas where the ANEF is between 20 and 25, the Direction requires inclusion of a provision to ensure that development meets AS 2021 regarding interior noise levels. Clause 6.8 (Development in areas subject to aircraft noise) of LLEP 2013 includes an appropriate provision, which requires a consent authority when determining a development</p>

						application to consider whether the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2015. This provision is adequate to address this requirement at the DA stage.
	3.6	Shooting Ranges	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Hazard and Risk</b>						
	4.1	Acid Sulphate Soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located on Class 5 Acid Sulfate soils (ASS) land and is located adjoining Class 3 land being the City West Link. This issue has not been addressed in the proposal at this stage. A ASS Study will be required following the Gateway Determination to ensure that there are no significant environmental impacts arising from the proposed intensification of residential development on the site which is affected by ASS. This is further discussed in the planning report.
	4.2	Mine Subsidence and Unstable Land	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	4.3	Flood Prone Land	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	4.4	Planning for Bushfire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Regional Planning</b>						
	5.1	Implementation of Regional Strategies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	5.2	Sydney Drinking Water Catchments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	5.3	Farmland of State and Regional Significance on the NSW Far North Coast	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	5.4	Commercial and Retail Development along the Pacific Highway, north Coast	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	5.8	Second Sydney Airport: Badgerys Creek	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	5.9	North West Rail Link Corridor Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	5.10	Implementation of Regional Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A

	<b>Local Plan Making</b>					
6.1	Approval and Referral Requirements		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contravene this Direction as there are no proposed concurrence, consultation or referral requirements for development applications to a Minister or public authority proposed in the proposal.
6.2	Reserving Land for Public Purposes		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contravene this Direction as there are no provisions to create, alter or reduce existing zonings or reservations of land for public purposes in the proposal.
6.3	Site Specific Provisions		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal does not contravene this Direction as the proposed site-specific provisions are considered minor and are generally consistent with this Direction. This is further discussed in the Planning Report and Planning Proposal.
	<b>Metropolitan Planning</b>					
7.1	Implementation of a Plan for Growing Sydney		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	As discussed in this report, the proposal is consistent with the GSRP and the ECDP.
7.2	Implementation of Greater Macarthur Land Release Investigation		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Q7</b>	<b>Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located within an urban area, with the majority of the site comprising existing buildings and improvements, including commercial and industrial buildings as well as dwelling houses and driveways. There are some trees and

	<b>affected as a result of the proposal?</b>				shrubs located on and adjoining the site, however, there is no significant vegetation existing on the site. There is no known critical habitat, threatened species, populations or ecological communities or their habitats located on the site.
<b>Q8</b>	<b>Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Urban Design, Built form & Apartment Design Guide	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal prepared by Council considered these issues and includes an FSR and height appropriate for the site. This issue is considered in further detail in the Planning Proposal and the Planning Assessment report.
	Existing site plan (buildings vegetation, roads, etc)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A site plan has been provided.
	Building mass/block diagram study (changes in building height and FSR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Council undertook an analysis of the site and the surrounding sites to develop a set of controls which would allow an increased density to the site while also maintaining amenity to surrounding properties and the area in general. A maximum FSR and height has been outlined which achieves these requirements as well as other various controls including minimum setbacks and maximum heights in storeys to further ensure amenity in maintained.</p> <p>The design quality principles of SEPP 65 are further considered in the Planning Assessment report as well as within the Planning Proposal in Attachment 2. Further consideration of the building forms and layouts will be required following the Gateway Determination to further ensure that amenity is maintained to adjoining properties.</p>
	Overshadowing impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed increased density and height for this site has been calculated on the basis of ensuring, among other things, that adequate sunlight can be achieved by both the proposal and the existing adjoining buildings, particularly the low density residential dwellings to the south of the site. The separation of the building forms within the site will also

						<p>assist with minimising overshadowing to the adjoining properties as well as the internal communal open space.</p> <p>Further consideration of the building forms and layouts will be required following the Gateway Determination to further ensure that overshadowing is minimised to the adjoining properties and within the site for future development. The site-specific DCP for the site shall also be updated with this information to ensure future development on the site is guided by this analysis. The proposed density controls are considered satisfactory subject to more detailed design consideration of future development on the site to ensure minimal overshadowing occurs.</p>
		Development yield analysis (potential yield of lots, houses, employment generation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal will provide additional housing in a well serviced location, which is required to meet the LGAs target of 5,900 additional dwellings, a portion of the 46,550 dwellings required in the Eastern City District.
		Traffic and Transport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposed scale of the proposal may result in potential impacts to the surrounding road network, particularly the potential impacts on the City West Link of additional vehicles, exiting and entering this major arterial road. Further consideration and detailed assessment and consultation with the RMS will be required following the Gateway Determination. This issue is further considered in the Planning Assessment report and the Planning Proposal in <b>Attachment 2</b> .
		Heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject site is not a heritage item and is not located in a heritage conservation area.
		Bushfire hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not affected by bushfire.
		Acid Sulphate Soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is affected by Class 5 ASS and adjoins Class 3 land. Clause 6.1 of LLEP 2013 includes provisions to regulate works on land containing acid sulfate soils which would need to be considered in the preparation and assessment of any future development application.



					However, Ministerial Direction 4.1 requires that an Acid Sulphate Soils Study is provided where an <i>'intensification of land use'</i> is proposed, which is the case in this instance given the increased density being proposed. Accordingly, this issue will need to be addressed following the Gateway Determination.
	Noise impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site adjoins a classified road and is located within the 20-25 ANEF contour for Sydney Airport. The Infrastructure SEPP will apply to any future development proposal on the site, which will require that road noise is taken into consideration in the design of the development. The aircraft noise issue will also need to be considered pursuant to Clause 6.8 of the LLEP 2013. Accordingly, it is considered that the potential noise impacts can be considered at the detailed design/DA stage as part of the Section 4.15(1) of the EP&A Act assessment.
	Flora and/or fauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site does not contain any significant flora or fauna.
	Soil stability, erosion, sediment, landslip assessment, and subsidence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	These issues can be considered at the DA stage with construction management conditions of consent.
	Water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are no natural waterways on the site or in the vicinity of the site which are likely to be adversely affected by the proposal. This issue can be addressed at the development application stage in terms of construction impacts on the site.
	Stormwater management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This issue can be considered at the DA stage as part of the Section 4.15(1) of the EP&A Act assessment.
	Flooding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is not affected by flooding, however, the adjoining site (City West Link) is affected by flooding. It is considered that this issue can be further considered at the detailed design/DA stage as part of the Section 4.15(1) of the EP&A Act assessment.
	Landscape	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal provides for a greater vegetation and tree

					cover than currently exists on the site. A deep soil zone will be needed to allow a greater planting of more significant trees. This issue is required to be addressed following the gateway determination in the site-specific DCP. This issue is further considered in the Planning Assessment Report and Planning Proposal in the Attachments.
	Land/site contamination (SEPP55)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site contains existing commercial and industrial land uses and accordingly, there is risk of contamination. Clause 7 of SEPP 55 requires consideration of potential areas of contamination to be considered. A Detailed Site Investigation (DSI) report was provided with the proposal, however, this DSI only relates to one portion of the site (36 Lonsdale Street) and is out of date. This issue is discussed further in the Planning Assessment report.  This issue requires further consideration however can be addressed following the Gateway Determination.
	Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) Sea level rise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not affected by any of these resources.
<b>Q9</b>	<b>Has the planning proposal adequately addressed any social and economic effects?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Social Impacts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is considered to be generally satisfactory in terms of social impacts. The provision of a variety of housing types and affordable housing will assist the local population in their housing needs and the proximity to services will allow for walking and social interaction for the local community. It is considered that adequate services exist as the proposal fits within the housing target for the area as outlined in the GSRP and the ECDP.
	Economic Considerations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are unlikely to be any significant economic impacts arising from this proposal given the site is already zoned for residential development and will utilise existing infrastructure. The provision of additional housing choices and supply in the area will assist the local population in

					housing as well as providing additional patron for the existing shops and other services in the local area. The proposal is considered to be satisfactory in terms of economic impacts.
	Economic impact assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	Retail centres hierarchy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
	Employment land	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
<b>Miscellaneous/Additional Considerations (any additional studies required)</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Q10</b>	<b>Is there adequate public infrastructure for the planning proposal?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located in an area well serviced by necessary services and infrastructure including public transport, electricity, telecommunications, water and sewer. The additional demand created under the Planning Proposal is likely to be minimal, thereby ensuring the efficient use of, but not overburdening, existing services and infrastructure. Consultation with relevant authorities during public exhibition of the Planning Proposal will confirm the capacity of current utilities to serve the site.
<b>Q11</b>	<b>What are the views of State and Commonwealth public authorities consulted in accordance with Gateway Determination?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The proposal is satisfactory.
<b>Part 4 - Mapping (including current and proposed zones/changes etc.) (2.4 of PP Guide)</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to final assessment report.
<b>Part 5 - Recommended community consultation (including agencies to be consulted) (2.5 of PP Guide)</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to final assessment report.
<b>Part 6 - Project timeline (anticipated timeframes) (2.6 of PP Guide)</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to final assessment report.