

**Item No:** 1

**Subject:** Report to the Inner West Planning Panel for a Planning Proposal at 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield

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**Authorised By:** David Birds - Group Manager Strategic Planning

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## **RECOMMENDATION**

**THAT Council support the Planning Proposal prepared by Council for 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield subject to amended and additional information being provided following the Gateway Determination.**

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## **DISCUSSION**

This report considers a Planning Proposal which seeks to amend the *Leichhardt Local Environmental Plan 2013* ('LLEP 2013') as it applies to 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield to facilitate redevelopment of the site for the purpose of a residential apartment development. The site is located on the corner of Lonsdale and Russell Streets, adjoining the City West Link and in close proximity to the Lilyfield light rail.

The original Planning Proposal sought to increase the maximum FSR to 2.15:1 and introduce a new height control of 19 metres for the site. Following a thorough assessment of this original proposal, numerous fundamental concerns were identified primarily with the resulting bulk and scale of the proposed amendments, with the resulting scale being incompatible with the context of the surrounding low density residential area.

Accordingly, Council has prepared an alternate Planning Proposal, acknowledging that the site can sustain an increased density, however, not to the extent proposed by the Proponent, given the achievement of the strategic merit test for an increased density pursuant to the Department's Planning Proposal Guidelines. The Planning Proposal now provides for a:

- Max FSR – 1.5:1;
- Maximum height of buildings – RL 33.2; and
- Addition of the site as a key site under LLEP 2013 with a site-specific Clause for minimum setbacks, maximum number of storeys, site objectives and use of the street level facing City West link.

This report represents consideration of Council's Planning Proposal and is presented to the Inner West Planning Panel for endorsement and submission to Council for a decision on whether to forward to the Minister for Planning for Gateway determination in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

It is recommended that the Planning Proposal be supported in this revised form subject to the provision of the following information after the Gateway Determination:

- Revised key development controls for the site (building height, FSR, building depth/separation/envelopes, deep soil zones, setbacks)
- VPA for infrastructure and affordable housing contributions;
- Site-specific Development Control Plan;
- An Acid Sulphate Soils Study for the site;
- An amended Traffic Impact Assessment which considers impacts on City West Link;
- Phase 2 Detailed Site Investigation for the whole site.

## **ATTACHMENTS**

1. Report to the Inner West Planning Panel
2. Council's Planning Proposal
3. Council's Planning Proposal Assessment Checklist
4. Proponent's original Planning Proposal
5. Architectural Concept Plans
6. Site Studies (Urban Design) Report
7. ADG Unit Compliance Checklist
8. Traffic Impact Assessment
9. Detailed Site Investigation (Contamination) Report - 36 Lonsdale Street, Lilyfield
10. Valuation Assessment For A Proposed Voluntary Planning Agreement (VPA)