



INNER WEST LOCAL PLANNING PANEL
BRIEFING

29 March 2022

BRIEFING MINUTES

MINUTES of the **BRIEFING** of the **INNER WEST LOCAL PLANNING PANEL MEETING**
held by Microsoft Teams on 29 March 2022

Present: Adjunct Professor David Lloyd QC, Mr Brian Kirk; Mr John McInerney;
Ms Kath Roach.

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

Staff Briefing commenced: 10:00am and finished at 10:45am

BRIEFING OF THE PANEL

Agenda Item 1	Parramatta Road Corridor (Stage 1 LEP Phase 2A)
Description	Planning proposal to amend the draft Inner West Local Environmental Plan (IWLEP) 2022 for parts of Kings Bay, Taverners Hill and Leichhardt precincts of the Parramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTS).

The following key matters summarise discussion during the Briefing:

1. Residential flat buildings as an additional permitted use in the R3 Medium Density Zone
 - The Panel sought clarification regarding the intent to introduce residential flat buildings as additional permitted uses in R3 Medium Density Residential zone.
 - Council officers advised that the Planning Proposal aimed to align with PRCUTS that identified R3 zoning is specific locations and residential flat buildings as the typical built form. In addition, the approach is consistent with the Inner West Local Strategic Planning Statement and Housing Strategy for the locations. It was further advised, residential flat buildings as an additional permitted use were limited to locations zoned R3 in the Parramatta Road Corridor Stage 1 Implementation Areas and not to the broader R3 zoned lands in the Inner West Council area.
 - The Panel concurred with this approach.
2. Reliance on NSW Government commitment to on-street rapid transport
 - The Panel noted that development outcomes detailed in the Planning Proposal were reliant on the NSW Government's commitment to on-street rapid transport.
 - Council officers advised that this approach is based on PRCUTS and Inner West Council's advocacy to ensure development was aligned to infrastructure delivery including public transport solutions. The Traffic and Transport Study appended to the Planning Proposal provides evidence to support the public transport solution.
 - The Panel supported this approach and agreed to include a Part B Additional Note in the formal meeting minutes.
3. Active street frontages
 - Clarification was sought on how the active street frontage clause and controls were intended to be read and their applicability in some locations.
 - Council officers verified the intent of the clause and controls and reiterated the aim to include active frontages to support passive surveillance and street frontage interest across a variety of settings.
 - The Panel supported these aims.
4. Diversity of Stage 1 Implementation locations and employment generation
 - The Panel noted the Stage 1 Implementation areas varied in character, anticipated land uses and in turn would attract differing types of jobs.
 - Council officers verified PRCUTS had nominated job targets and testing was undertaken when preparing the Inner West Employment and Retail lands Strategy and this Planning Proposal, as detailed in the appended Economic Feasibility Assessment, to verify the ability of development to deliver employment generation. Kings Bay and Leichhardt Precincts have an employment focus. In these locations, proposed land use zones, the variety of anticipated uses and calculated gross floor areas, together with built form requirements including flexible floor plates, floor to

floor heights, and compatibility of uses will collectively contribute to intended outcomes.

- The Panel acknowledged the evidence base, and the Planning Proposal aims.

5. Car parking models

- The Panel noted inclusion of a variety of car parking models such as maximum car parking rates and unbundled parking and discussed how the success of these models can vary by location.
- Council officers confirmed the approach taken aligned to PRCUTS and were reconfirmed through the Traffic and Transport Study, as appended to the Planning Proposal. Car parking, together with mechanisms to encourage active and public transport, collectively aimed to increase mode share and contribute to sustainability, liveability and affordability.
- The Panel concurred with the strategic alignment of this approach.

6. Value sharing

- The Panel sought clarification on why the Value Sharing Study outcomes only applied to the Leichhardt Precinct.
- Council officers advised the study, appended to the Planning Proposal, tested all three Precincts. However, alignment of value sharing to land values, development potential and feasibility were limited to the Leichhardt Precinct. They further confirmed changes to the infrastructure charges regime may influence this element of the Planning Proposal.
- The Panel were satisfied that the testing undertaken justified this approach.

7. Local Planning Panel recommendation

- The Chair concurred the draft Council officer recommendation, as it related to procedures in the Environmental Planning and Assessment Act 1979 and stated the Panel was required to provide reasons in support of the recommendation. The Chair outlined proposed reasons and sought Panel Member agreement. The reasons detailed included:
 - alignment with PRCUTS that had statutory force via Section 9.1 Ministerial Direction
 - giving effect to region, district and other NSW State Government strategies
 - compliance with relevant State Planning Policies, and
 - compliance with numerous Inner West Council guiding land use strategies.
- Panel Members supported these reasons.

The Briefing of the Inner West Planning Panel concluded at 10:45am.

CONFIRMED:



Adjunct Professor David Lloyd QC
Chairperson
29 March 2022