



INNER WEST  
ARCHITECTURAL EXCELLENCE  
DESIGN REVIEW PANEL

BRIEFING MINUTES

Meeting Date: 21 September 2022

# INNER WEST

<b>Planning Project</b>	Draft site-specific DCP for 36 Lonsdale Street, 64-70 Brennan Street, Lilyfield
<b>Location</b>	Microsoft Teams
<b>Panel Members</b>	Matthew Pullinger Joycelyn Jackson Jon Johannsen
<b>Council staff</b>	Daniel East Rachel Josey Con Colot Gunika Singh Sarah Guan Adele Cowie Katerina Lianos Niall Macken Vishal Lakhia
<b>Declarations of Interest</b>	None
<b>Meeting time</b>	9:30 am – Meeting starts 11:30 am – Meeting concludes

## Recommendations

**That the Inner West Architectural Excellence Design Review Panel (AEDRP or the Panel) advise Council officers to consider the following potential refinements and additions to the draft site-specific Development Control Plan (DCP) for 36 Lonsdale Street, 64-70 Brennan Street, Lilyfield:**

1. Refinements to the various diagrams provided within the Draft DCP including plans and elevations. This may include adding guidance for potential building depths, separation distance dimensions, vehicular and pedestrian access arrangements and setbacks to residential storeys, as well as indicative courtyard location, levels and dimensions on the site plan.
2. Provide a new section diagram through the middle of the site to illustrate the 'slim building' built form response to City West Link, the location of the communal courtyard and interface with the rear boundary of the site.
3. Clearer provisions for vehicular and pedestrian access via side streets may be included in the site plan. Consideration may be given to including residential access via Russell Street as a quieter, more amenable address.
4. The Panel acknowledges the provisions in place to mitigate against the harsh environment for pedestrians along the City West Link frontage. However the Panel suggests including additional provisions to strengthen these relevant clauses and provide further guidance for an appropriate built form response for street front activation – minimising blank walls along the City West Link frontage and consistent with the LEP prohibition for ground level residential uses. Consider emphasising the Lonsdale Street/City West Link intersection by providing appropriate non-residential floorspace with provisions for awnings and appropriate public domain treatment.
5. Consider provisions for an appropriate public domain treatment along the City West Link including location of landscaping, footpath and kerbside treatment. The Panel encourages the 3m building setback in this location be treated in a manner that increases the apparent public domain, including the provision of pedestrian footpaths further from the carriageway and ideally against the building line.
6. Additional provisions clarifying the expectation that increased density is contingent upon amalgamation of the subject lots.
7. The Panel would like to be provided with evidence base testing to confirm the indicative building envelope is able to provide adequate solar access to the Communal Open Space and to residential units in accordance with the requirements of the Apartment Design Guide (ADG).

## Background

The Panel was briefed by the Strategic Planning team on the project. The Briefing aimed to provide background and context for this site-specific DCP and receive preliminary feedback from the Panel for the Officers' consideration. The feedback received from the Panel during the briefing will inform the future refinements and amendments to the draft DCP. The revised DCP will be reported to the Panel for its formal advice on 4 October 2022.

The Panel was provided with a suite of documents relating to the draft DCP amendment including:

- Draft DCP for 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield, as exhibited
- LLEP 2013 Amendment 20 for the site, as gazetted
- Cover note with background information relating to the project
- Copy of AEDRP PowerPoint Presentation – following the meeting.

## Discussion

1. This DCP review undertaken by the Panel is to satisfy the requirements of Environmental Planning & Assessment Regulation 2021 Clause 15 which requires that: *The council must not approve a draft development control plan containing provisions that apply to residential apartment development unless the council—*
  - (a) has referred the provisions that relate to design quality to a design review panel constituted for the council's local government area.
2. Inner West Council requested a briefing with the Panel prior to a formal meeting in order to receive preliminary feedback. The Panel has offered its feedback, including the following considerations –
  - plan diagram - building depths; courtyard dimensions;
  - provision of solar access
  - additional section through slim building to City West Link
  - building heights set down – transition
  - side street vehicular access and residential access via Russell Street
  - street front activation and public domain treatment along City West Link
  - site amalgamation

The Panel acknowledges the intentions of the Draft DCP and considers that the Draft DCP would benefit from additional guidance and clarification on its provisions and further diagrams and clarification to ensure adequate amenity is available to future residents in the new development as well as surrounding residents.

3. The Panel supports the position that the LEP amendment is contingent on complete amalgamation of the subject lots as this will provide the best design outcome for the community, rather than a staged approach at different times – DCP provisions can be strengthened further to clarify the expectation for site amalgamation.
4. The Panel was advised that based on the current LEP controls, a maximum FSR of 0.6:1 applies to the site. Additional FSR can be granted through the site-specific provisions under Part 6 of the IWLEP but if only a site-specific development control plan is in place for the site.
5. The Panel was advised that the Height of Building control is nominated in Relative Level (RL) rather than in metres above existing ground to take into account the unique topography of the site and minimise the impacts of the new development upon a predominantly low-density area.
6. The Panel was advised that vehicular access to the site will only be provided on Lonsdale Street, with the entrance a minimum of 6 metres away from the intersection with the City West Link. A vehicular entrance via Russell Street has not been supported by the community as there are concerns regarding traffic on local streets.
7. The Panel supports the prohibition of residential uses at ground floor along City West Link frontage. However, the Panel recommends consideration of stronger guidance and provisions in the DCP in the form of additional clauses and diagrams to minimise blank walls along the City West Link frontage. The Panel has suggested consideration of appropriate building treatment, non-residential uses and streetscape activation including enhancements to the public domain landscaping and kerbside treatment along City West Link.
8. The Panel advised that it would be beneficial to include additional details in the existing diagrams as well as new sectional diagrams in the DCP to indicate the anticipated number of storeys, upper level building setbacks, indicative building depths, anticipated building separation, vehicle access and public domain treatment.
9. The Panel sought clarification that adequate solar access is capable of being provided to the new development and its communal open space. The Panel has requested further evidence base to demonstrate adequate solar access can be achieved – this can be made available at the subsequent meeting.
10. The Panel will reconvene on 4 October 2022 to provide formal advice after consideration of the revised DCP.

## **Conclusion**

The Panel has provided preliminary feedback for Council's consideration with the objective of further strengthening and enhancing the draft DCP provisions, and which will assist in ensuring compliance with Part 1 and Part 2 of the ADG as well as good amenity outcomes for the future residents of the development and surrounding community.