



INNER WEST LOCAL PLANNING PANEL
BRIEFING

20 December 2022

BRIEFING MINUTES

MINUTES of the **BRIEFING** of the **INNER WEST LOCAL PLANNING PANEL MEETING**
held by Zoom Teleconference on 20 December 2022

Present: Adjunct Professor David Lloyd KC, Mr John McInerney; and Ms Kath Roach

Staff Present: Acting Strategic Planning Manager, Acting Team Leader Strategic Planning, Strategic Planning Consultant, Strategic Planners, Student Planners and Administration Officer.

Apologies: Ms Lindsey Dey

Staff Briefing commenced: 11:10am and finished at 11:35am

BRIEFING OF THE PANEL

Agenda Item 1	PPAP/2022/0001 67-75 Lords Road, Leichhardt
Description	<p>Amend the Inner West Local Environmental Plan (IWLEP) 2022 for the site to:</p> <ul style="list-style-type: none">• Rezone the site from IN2 Light Industrial to R3 Medium Density Residential• Introduce a maximum height of building of 30m equivalent to 8 storeys• Increase the Floor Space Ratio (FSR) to 2.4:1• Introduce additional permitted uses on the site, being business premises, industrial retail outlets, light industries, creative industries, office premises, restaurant or café, recreational facilities (indoor)• Include a local provision requiring a minimum of 2,000 square metres of non-residential floor space• Include a local provision requiring a minimum 5% of residential floor space to be delivered as affordable housing and 60 seniors housing independent living units

Summary of key matters discussed during the Briefing:

1. Inconsistency with Ministerial Direction 1.5 Parramatta Road Corridor Transformation Strategy (PRCUTS)

- The Chair acknowledged that the Planning Proposal can be inconsistent with this Ministerial direction provided it is supported by studies to demonstrate the proposal can achieve better outcomes than PRCUTS.
- Panel members agreed a separate study is required to demonstrate better outcomes can be achieved.
- Other issues inconsistent with PRCUTS include inadequate affordable housing.

2. Zoning Issue Discrepancy

- Proponent has not acknowledged the RE1 Public Recreation zone in PRCUTS for 75 Lords Road.
- The Chair noted that site does not have the best amenity and questioned the RE1 zone.
- The Panel agreed that there could be other uses instead of RE1, however a justified study must be provided to support their argument.
- Council officers advised the proposed site linkages to the west of Lambert Park could potentially connect to the strip of open space on rail land both to the south and north of the site to create through links which is potentially what PRCUTS was trying to implement. Discussion with State Rail would be required.

3. Flooding Issue

- The Chair identified major issue with placing more people, specifically residents, in a flood zone. The bulk of the site is within the Probable Maximum Flood zone.
- Panel members agreed that the proposal fails to provide a technical flood study or supporting data that justifies the proposed siting of the buildings. The Panel is not convinced that the current flood mitigation strategies are sufficient for the area.

4. Affordable housing

- The Panel agreed that inadequate affordable housing had been provided.

5. Loss of Industrial Land

- Council officers confirmed that the proponent would only have had access to the Economic and Urban Design Peer Reviews when they were uploaded to the Council website for the IWLPP, having just recently been completed.
- The Panel raised concerns with the amount of industrial land retained. Proponents are likely to stray from industrial uses to office uses as they are more financially productive.
- Council officers noted that loss of industrial lands was of concern for Council but acknowledged that PRCUTS took priority.

6. Recommendations and the next steps

- Discussion amongst Panel and chair whether to defer or refuse the proposal.
- The Chair agreed with the recommendations in Part 2 of the IWLPP report and considers that deferral maybe acceptable if proponent follows the recommendations. It was also noted that the changes required were not minor.
- Council officers advised the report for the Planning Proposal was due to go to the 14 February 2023 Council Meeting and that the report required to be finalised mid-January.
- The Panel was of the view that given the number of issues to be addressed the amendments could not be made within the short timeframe.
- The Chair advised they would like to hear what the proponent had to say to address the matters raised in Council's assessment.

The staff briefing of the Inner West Planning Panel concluded at 11:35am.

CONFIRMED:



**Adjunct Professor David Lloyd KC
Chairperson
20 December 2022**