



INNER WEST COUNCIL

67 – 73 Lords Road, Leichhardt Planning Proposal

*Public Meeting
7 February 2016*



Welcome

Administrator Richard Pearson



Introductions

- John Warburton, Deputy General Manager
- Roger Rankin, Team Leader Strategic Planning
- Steve Roseland, Senior Strategic Planner
- Katie Miles, Strategic Planner
- Svetlana Kotevska, Executive Strategic Planner



INNER WEST COUNCIL

Subject Site





Public Meeting - Intention

The intention of this evening is to:

- Outline the Planning Proposal
- Briefly Outline Council's concerns with the Planning Proposal
- Outline the relationship to Parramatta Road Urban Transformation Strategy
- Provide an opportunity for residents to discuss this matter
- Questions and answer session regarding the Planning Proposal process (Council Officers)



Planning Proposal

Planning Proposal seeks to:

- Rezone the site from Light Industrial (IN2) to R3 Medium Density Residential
- Increase the Floor Space Ratio from 1: 1 to 2.4:1
- Accommodate 315 Units in four residential blocks
- Heights range from 4 storeys to 8 storeys
- Create a one way shareway through the site from Lords Road to Davies Lane
- Establish a separate basement car park accessed off Lords Road
- Create a central communal open space area
- Include child care centre and café uses

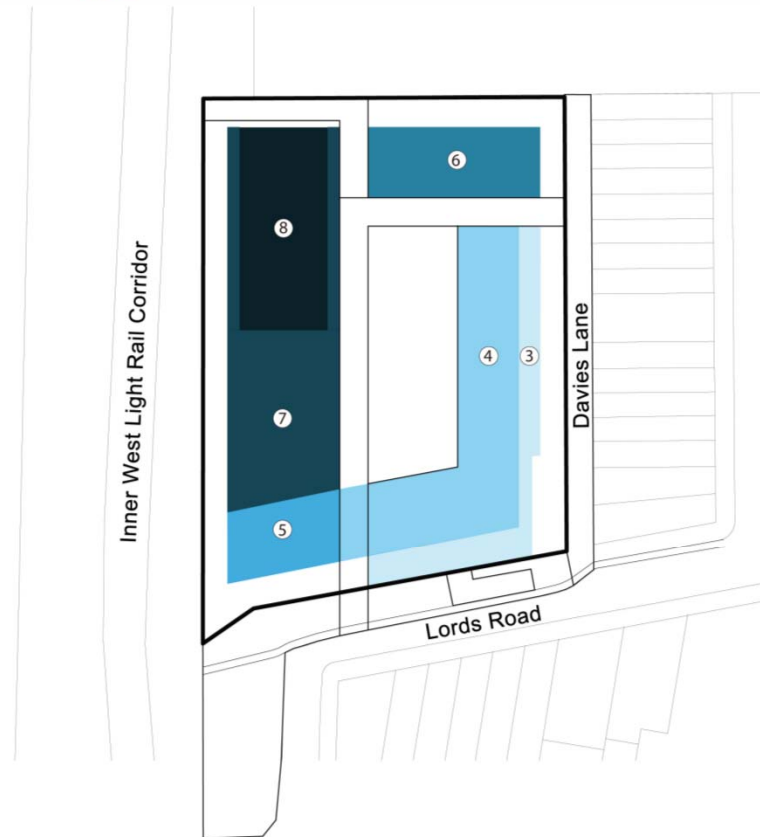


Proposals Key Design Elements



INNER WEST COUNCIL

Proposed Height



- Building heights range from 4 to 8 storeys
- Building to Davies Lane – 3 to 4 storeys
- Building to Lords Road – 3 to 4 storeys
- Building to Light Rail along Western boundary – 5 to 8 storeys
- Building to Lambert Park along Northern boundary - 6 storeys

BUILDING HEIGHT AND STOREY PLAN

③	3 STOREYS	AHD 18.5 m
④	4 STOREYS	AHD 22.5 m
⑤	5 STOREYS	AHD 22.5 m
⑥	6 STOREYS	AHD 25.5 m
⑦	7 STOREYS	AHD 27.5 m
⑧	8 STOREYS	AHD 31.5 m

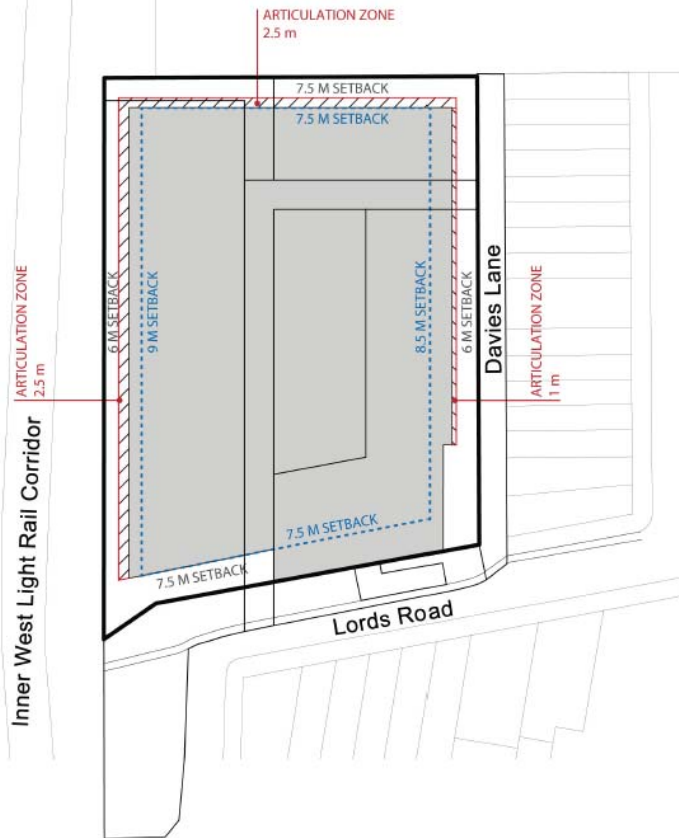
0m 50m





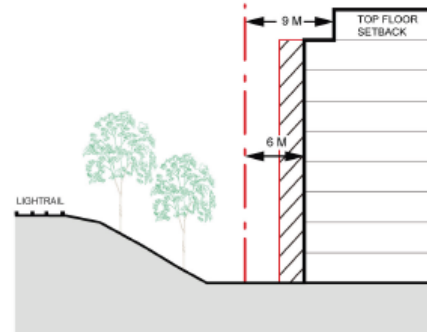
INNER WEST COUNCIL

Proposed Setbacks

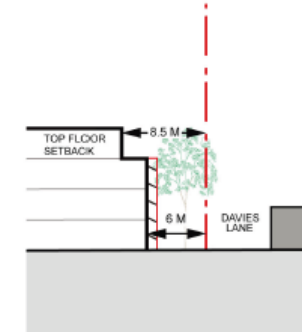


SETBACK PLAN

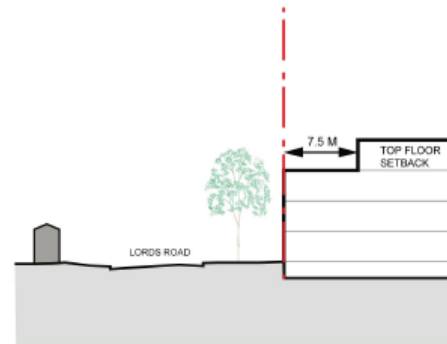
- GROUND FLOOR SETBACK
- TOP FLOOR SETBACK
- ARTICULATION ZONE 2.5 m
- ARTICULATION ZONE 1 m



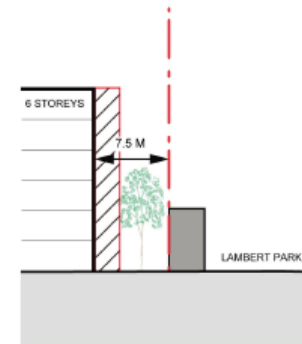
SETBACK FROM WEST BOUNDARY
VIEW NORTH FROM LORDS ROAD



SETBACK FROM EAST BOUNDARY
VIEW NORTH FROM LORDS ROAD



SETBACK FROM SOUTH BOUNDARY
VIEW WEST FROM DAVIES LANE



SETBACK FROM NORTH BOUNDARY
VIEW WEST FROM DAVIES LANE

SETBACK SECTIONS

- ARTICULATION ZONE 2.5 m
- ARTICULATION ZONE 1 m

Proposed Building layout and separation

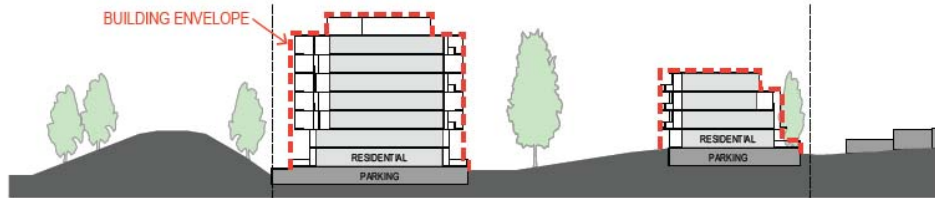


FIGURE 1. BUILDING ENVELOPE IN SECTION

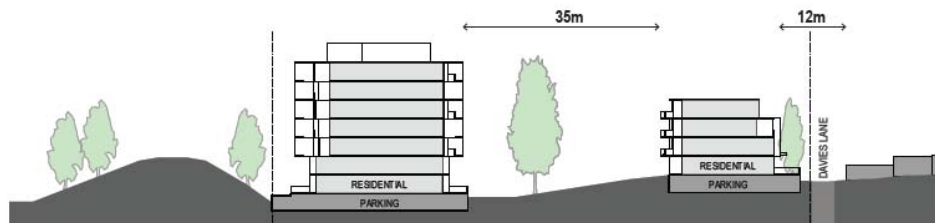
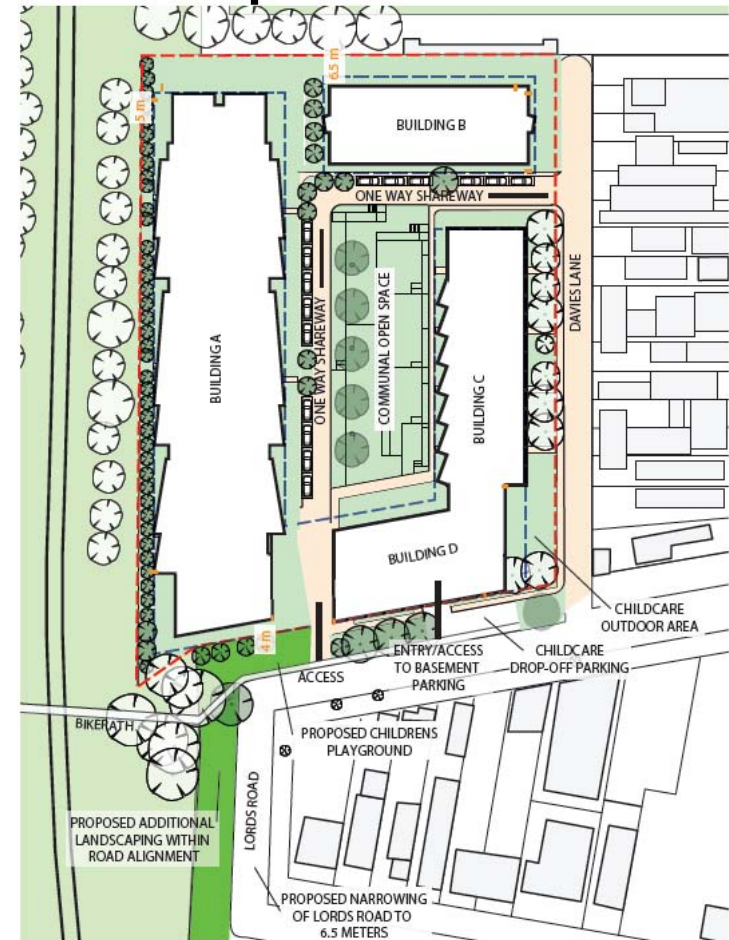


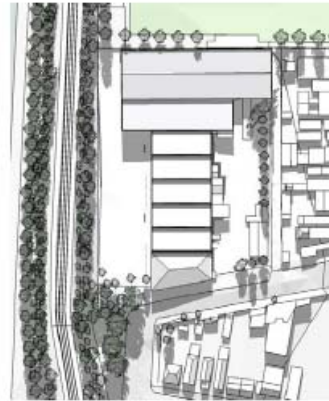
FIGURE 2. BUILDING SEPARATION IN SECTION



Proposal - Shadow Analysis



Existing situation - 21 JUNE - 9 am



Existing situation - 21 JUNE - 12 pm



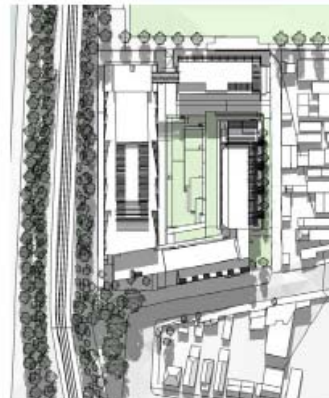
Existing situation - 21 JUNE - 3 pm



Existing situation - 21 JUNE - 3 pm



Proposed - 21 JUNE - 9 am



Proposed - 21 JUNE - 12 pm



Proposed - 21 JUNE - 3 pm



Proposed - 21 JUNE - 3 pm



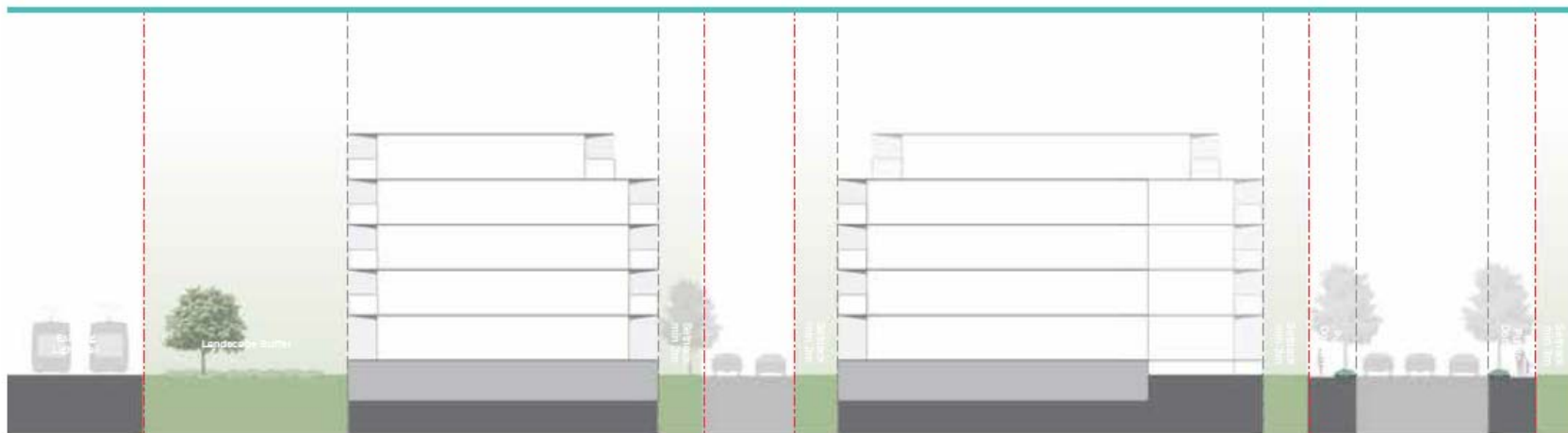
**Relationship to Parramatta Road Urban
Transformation Strategy**



INNER WEST COUNCIL

Parramatta Road Urban Transformation Strategy – Design Controls

Figure 10.14: Transition to edge of Precinct



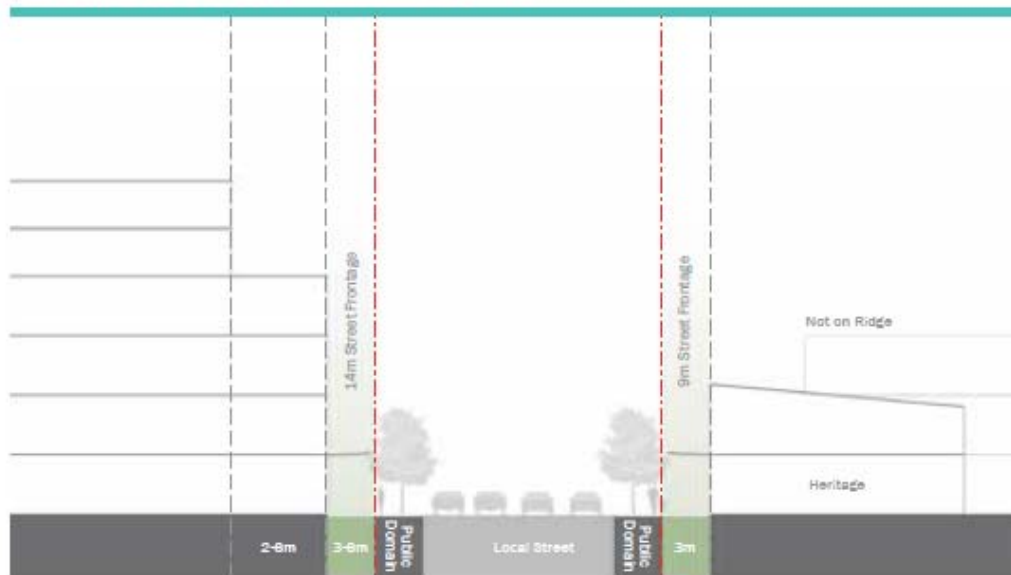
- Built form transition as above to edge of precincts
- Building Height 30m
- Density FSR of 2.4:1
- Land Use – R3 Medium Density residential



INNER WEST COUNCIL

Parramatta Road Urban Transformation Strategy – Design Controls

Figure 4.13: Local Street - Heritage and All Other Conditions



Setbacks- 18m Street frontage maximum street wall height

Minimum building setbacks:

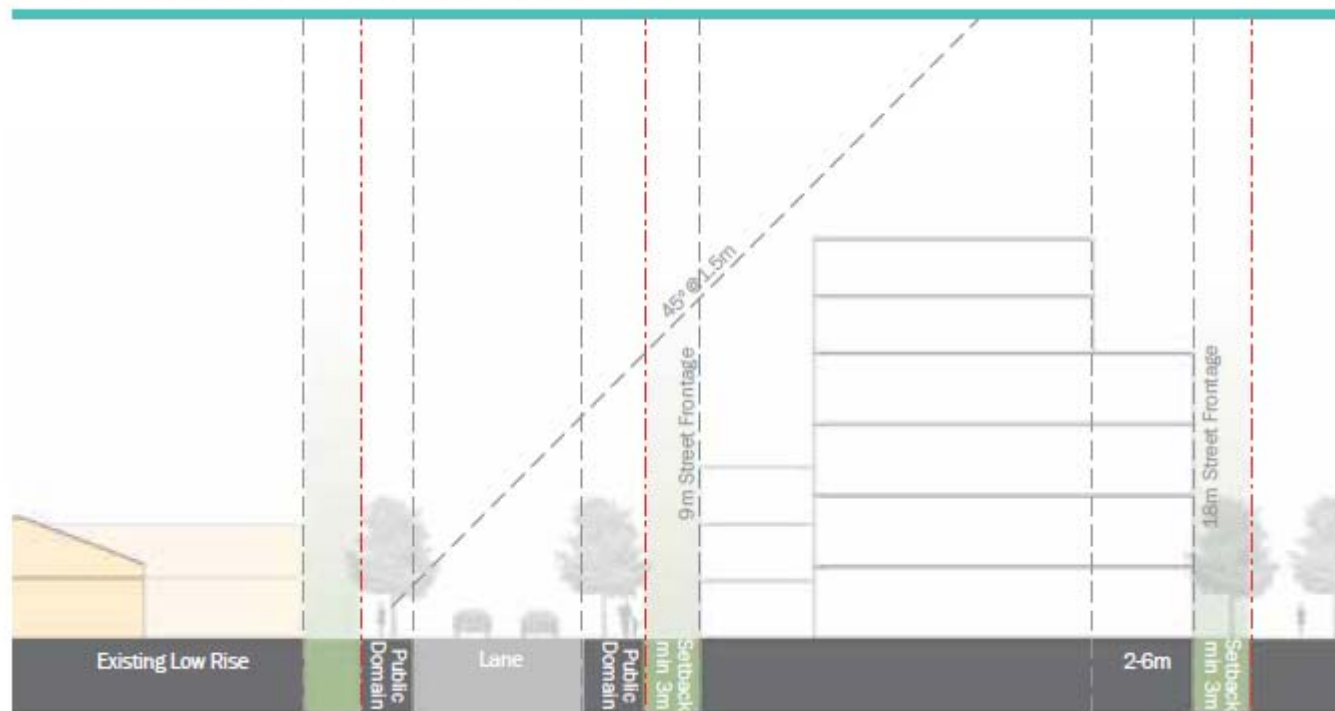
- street frontage 3 - 6m
- Upper levels 2 - 6m



INNER WEST COUNCIL

Parramatta Road Urban Transformation Strategy – Design Controls

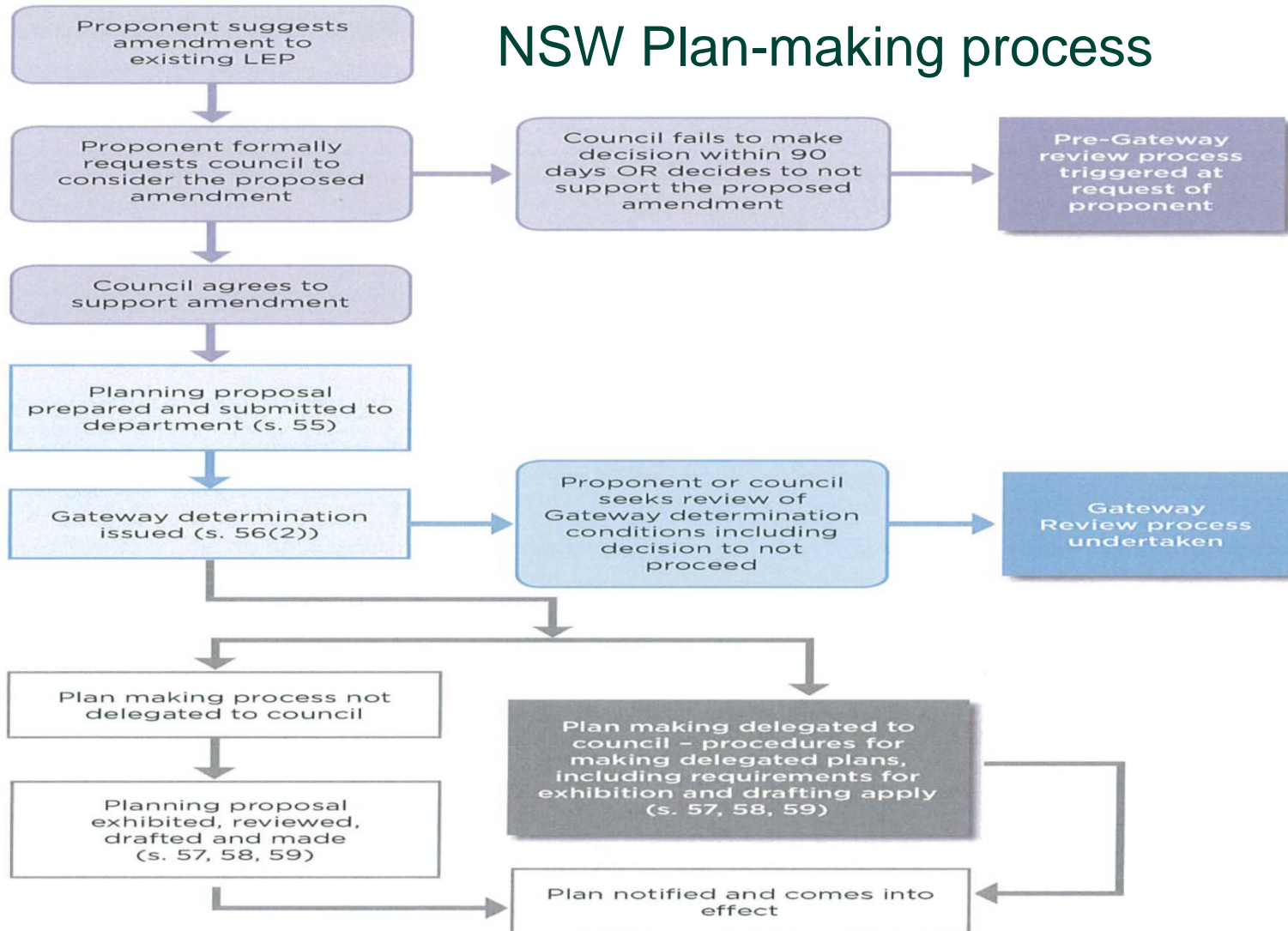
Figure 4.8: Transition to Low Rise Across a Lane





INNER WEST COUNCIL

NSW Plan-making process





INNER WEST COUNCIL

Council's Primary Objections

1. Loss of employment and industrial lands
2. Unacceptable amenity impacts on the local area
 - Bulk and scale
 - overlooking of Davies Street homes
3. Traffic impacts particularly in relation to intersections



Loss of employment and industrial lands

- 30 businesses / 60 workers
- Net loss of jobs
- Significant loss of industrial land inconsistent with State Government directions to retain industrial land
- Loss of economically viable employment land that contributes to the areas diversity and local services
- In 10 years industrial land supply in former Leichhardt LGA projected to fall from 108.9 Ha to 16.0 Ha
- This 1.07 Hectare site represents a 6.69% loss of this residual industrial land



INNER WEST COUNCIL

Amenity Impacts

- Proposed floor space ratio and building heights will adversely impact local amenity
- Overlooking of Davies Street homes
- Excessive bulk and scale of buildings
- Overshadowing open space
- Inconsistency with local character
- Insufficient open space on site
- Does not meet requirements of NSW Apartment Design Guidelines / Parramatta Road Urban Transformation Strategy (PRUTS)



INNER WEST COUNCIL

Traffic Impacts

- Significant additional traffic, at intersections that are not adequately addressed in the proposals studies
- Proposed one-way share way through site results in excessive vehicle movements in Davies Lane
- Does not address traffic generation related to the West Connex Motorway
- A Traffic Study and model for the Taverners Hill precinct required to identify road improvements as per PRUTS prior to rezonings



INNER WEST COUNCIL

Affordable Housing

- Lack of affordable housing provision
- Proposal offers 5% for 10 years - not genuine affordable rental housing in perpetuity
- Draft District Plan says affordable housing should be between 5% to 10% of new floor space
- IWC Affordable Housing Policy requires 48 affordable units in perpetuity (15% of the 315 units) for very low/low income households



INNER WEST COUNCIL

Other Issues

- What contributions are being made to infrastructure and affordable housing as per the District Plan affordable rental housing target
- Contributions should be reflected in a Voluntary Planning Agreement
- Flooding impact – high hazard flood category
- Acid Sulfate Soils
- Proposal's October 2013 Economic impact assessment out of date
- Site's feasibility in relation to easements (electricity, drainage, maintenance easements) for the adjacent light rail corridor



Questions and Answers Session

Planning Proposal and Council concerns