



INNER WEST LOCAL PLANNING PANEL
MEETING

17 December 2024

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held via teleconference on 17 December 2024

Present: John Brunton; Brian Kirk; Allan Barnes; Sue Weatherley

Staff Present: Gunika Singh, Team Leader Planning Operations; Jarrad Sheather, Senior Strategic Planner – Planning Policy; Bernadette Balatbat, Strategic Planner

Meeting commenced: 1:00 PM

**** ACKNOWLEDGEMENT OF COUNTRY**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

**** DECLARATION OF PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

There were no declarations of interest.

PROPOSAL SUMMARY

The Planning Proposal to amend the Inner West Local Environmental Plan 2022, noting the below site-specific provisions:

1. Allow an additional floor space ratio (FSR) of 2.25:1 above the existing FSR, resulting in an overall FSR of 3.2:1 if the building is used for self-storage units
2. introduce of a Height of Building control up to 30m (RL34.53) for the site
3. introduce a requirement for 7.5% of site area as deep soil planting and landscaping.

DECISION OF THE PANEL

The Inner West Local Planning Panel informs Council that Planning Proposal PPAP/2023/0001 dated November 2024 to amend the Inner West Local Environmental Plan 2022 for 11 & 11A Edinburgh Road, Marrickville,

- a) warrants conditional support as it has sufficient strategic and site-specific merit to be submitted to the Minister for Planning for a Gateway determination in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979, and
- b) is conditionally supported because it raises several issues which require further refinement of the Proposal. The Panel's conclusions, and its recommendations on the contents of any planning provisions, are explained in the attached reasons for the decision.

REASONS FOR THE DECISION

1. In reaching its conclusion the Panel considered both the immediate circumstances related to this site and its context, and the potential long-term position.
2. The Planning Proposal enables a significant increase in the development potential for the site. This is considered to be in the public interest because it promotes more efficient use of land in an area of high demand for services but without significant adverse consequences for the locality. Support for this proposal essentially enshrines this site for services related uses. It explicitly excludes any potential for residential development on this site.
3. Limiting the increase in development potential to one use, self-storage, is considered appropriate because this use has a low traffic generation rate, and flooding can be effectively managed.
4. Permitting a maximum floor space ratio of 3.2:1 as requested is considered appropriate provided the floor space above the current floor space limit of 0.95:1 is only used for self-storage. However, the Panel is concerned that once built, the development could be used for other industrial purposes via available approval mechanisms such as State Environmental Planning Policy (Exempt & Complying Development Codes) 2008. During the meeting of the Panel, the proponent stated that imposing restrictions on land uses other than self-storage for this site is not opposed. The Panel recommends that Council obtain specialist legal advice on how the planning provisions can be drafted to ensure that the additional floor space is only

available or permitted for self-storage purposes, and only the base floor space ratio applies to other permitted uses. Consideration should also be given to excluding this site from the operations of clause 4.6 of the Inner West Local Environmental Plan 2022.

5. Imposing a building height development standard of 30 metres is considered unnecessary in the circumstances where there is no existing height limit. On the contrary, as well as reflecting the existing circumstances, not having a height limit allows greater flexibility for future development options for the site. The Panel recognises there is potential for a mismatch between the proposed building height limit and maximum floor space ratio (FSR). The community representative expressed concern that a building of the height proposed would dominate all of the surrounding properties, and perhaps provide a precedent for other developments in locations that are not appropriate.
6. The Planning Proposal includes a development standard for deep soil planting of 7.5% of site area. The Panel considers that, having regard to the significant uplift in the development potential for the site, a more appropriate deep soil planting percentage should be imposed. The Panel supports the target of 15% set by the NSW Greener Neighbourhood Guide for industrial sites. A planning proposal such as this provides the best opportunity to achieve the public benefit of increasing deep soil planting and tree canopy cover, and the higher development standard is in the public interest.

The decision of the panel was unanimous

The Inner West Planning Panel Meeting finished at 2:20 PM.

CONFIRMED:



**John Brunton
Chairperson
17 December 2024**